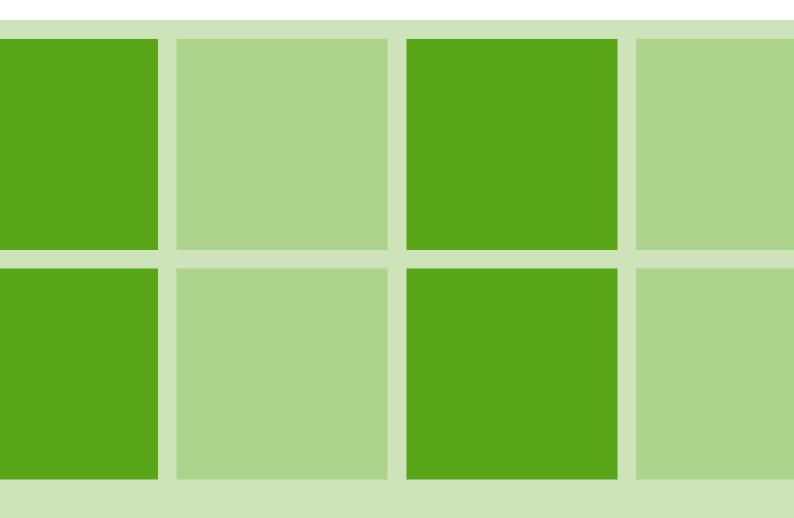
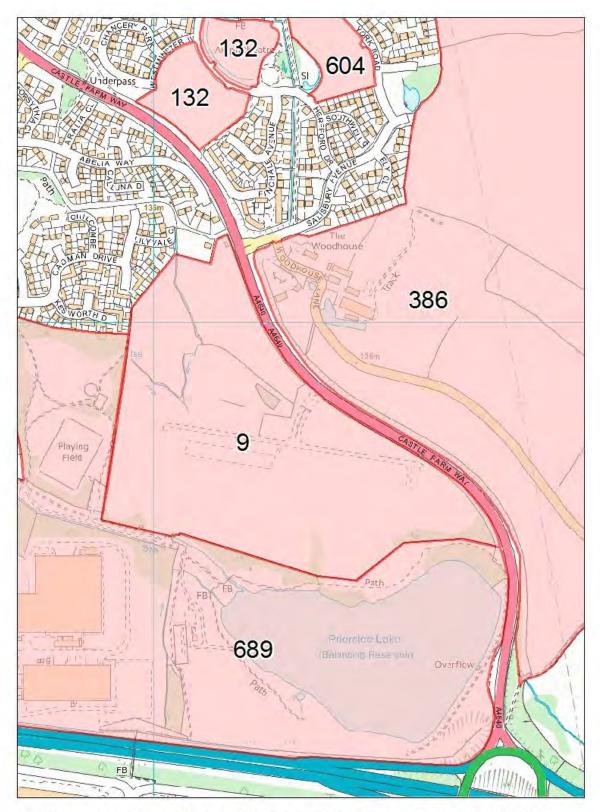
Appendix 6.7 SHLAA assessment sheets - unsuitable sites



| Site Ref | 9 | Site Name | Castle Farm Way, Priorslee |
|-----------|----------|------------|--|
| Site Size | 20.729Ha | Settlement | Telford |
| PDL | BR | Comment | The site has outline planning permission for 600 dwellings under reference TWC/2013/0769. A school has also been constructed on part of the site under planning application TWC/2013/0774. |

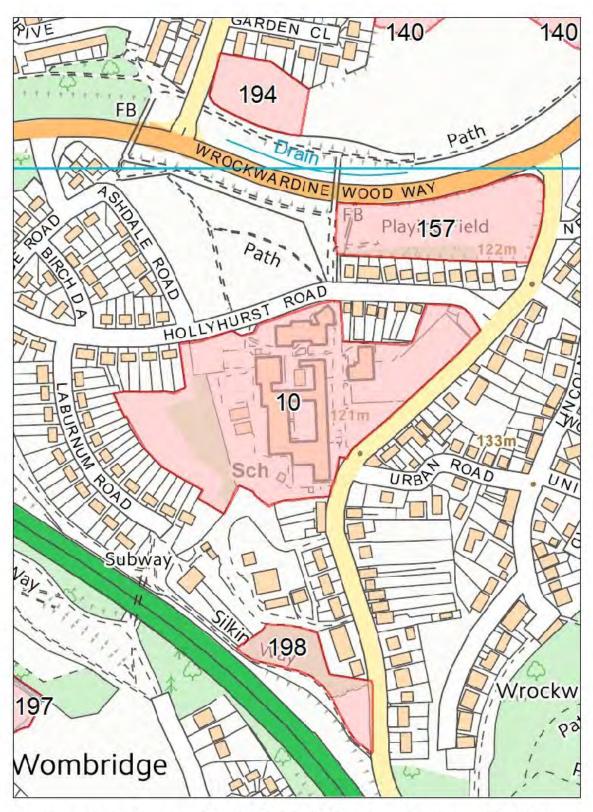
| Suitability for housing Location Policy considerations Physical constraints Potential Impacts Amenity impacts Overall Suitability Suitability Availability Achievability Estimated site density and timeframe for delivery Developable area (%) Density(dph) Timeframe (dwellings) Comment | | | | | | | | |
|--|-------------------|----------------|----------------|---------|------|--|------------|---|
| Policy considerations Physical constraints Potential Impacts Amenity impacts Overall Suitability Suitability Availability Achievability Achievability Estimated site density and timeframe for delivery Developable area (%) Density(dph) Timeframe (dwellings) Potential Impacts Achievability Achievability In years + (achievability box box | Suitability for I | nousing | | | | | | |
| considerations Physical constraints Potential Impacts Amenity impacts Overall Suitability Suitability Availability Availability Achievability Estimated site density and timeframe for delivery Developable area (%) Density(dph) Timeframe (dwellings) Figure 11 years + (dwellings) | Location | | | | | | | |
| Physical constraints Potential Impacts Amenity impacts Overall Suitability Suitability Availability Availability Achievability Estimated site density and timeframe for delivery Developable area (%) Density(dph) Timeframe (dwellings) Figure 11 years + (dwellings) | Policy | | | | | | | |
| Potential Impacts Amenity impacts Overall Suitability Suitability Availability Availability Achievability Estimated site density and timeframe for delivery Developable area (%) Density(dph) Timeframe (dwellings) Amenity impacts Availability Estimated site density and timeframe for delivery Developable area (%) Density(dph) Timeframe (dwellings) 11 years + | considerations | • | | | | | | |
| Amenity impacts Overall Suitability Suitability Availability Availability Achievability Estimated site density and timeframe for delivery Developable area (%) Density(dph) Timeframe (dwellings) O-5 years G-10 years 11 years + | Physical consti | raints | | | | | | |
| Overall Suitability Suitability Availability Achievability Achievability Estimated site density and timeframe for delivery Developable area (%) Density(dph) Timeframe (dwellings) O-5 years G-10 years 11 years + | Potential Impa | icts | | | | | | |
| Availability Availability Achievability Achievability Estimated site density and timeframe for delivery Developable area (%) Density(dph) Timeframe (dwellings) 0-5 years 6-10 years 11 years + | Amenity impac | cts | | | | | | |
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| Achievability Achievability Estimated site density and timeframe for delivery Developable area (%) Density(dph) Timeframe (0-5 years (dwellings) (delivery (deliv | | | | | | | | |
| Achievability Achievability Estimated site density and timeframe for delivery Developable area (%) Density(dph) Timeframe (0-5 years (dwellings) (delivery (deliv | | | | | | | | |
| Achievability Achievability Estimated site density and timeframe for delivery Developable area (%) Density(dph) Timeframe (dwellings) 6-10 years 11 years + | Availability | | | | | | | |
| Achievability Achievability Estimated site density and timeframe for delivery Developable area (%) Density(dph) Timeframe (dwellings) 6-10 years 11 years + | | | | | | | | |
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| Achievability Estimated site density and timeframe for delivery Developable area (%) Density(dph) Timeframe (dwellings) 6-10 years 11 years + | | | • | | | | | |
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| Density(dph) Timeframe (dwellings) 6-10 years 11 years + | | | | | | | | |
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| Timeframe 0-5 years 6-10 years 11 years + (dwellings) | | | | | | | | |
| (dwellings) | | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| | (dwellings) | | | | | | | |
| Comment | Comment | | | | | | | • |



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| Site Ref | 10 | Site Name | The Former Wrockwardine Wood School, Holyhurst Road |
|-----------|--------|------------|---|
| Site Size | 3.1 Ha | Settlement | Telford |
| PDL | BR | Comment | An outline application has been approved for 53 dwellings on the site under reference TWC/2013/0806 |

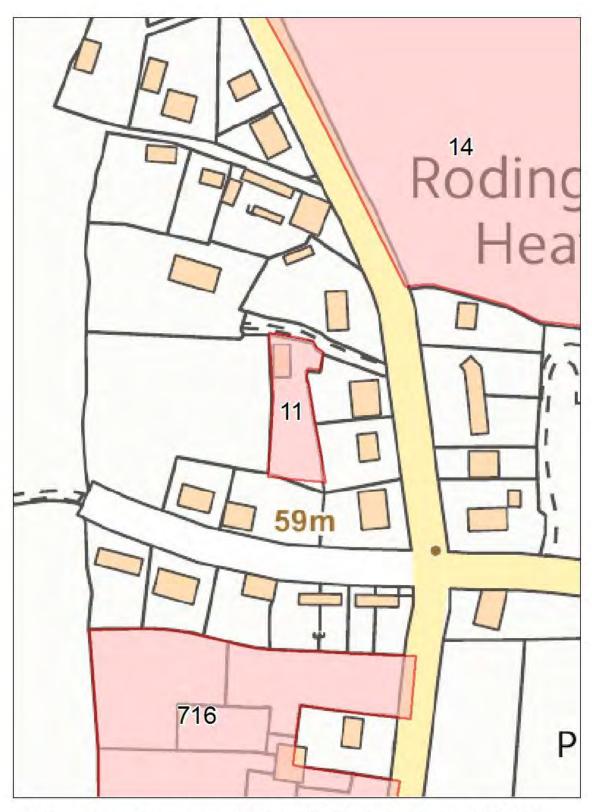
| Suitability for | housing | | | | |
|-----------------|---|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | 5 | | | | |
| Physical const | raints | | | | |
| Potential Impa | acts | | | | |
| Amenity impa | cts | | | | |
| Overall Suitab | ility | | | | |
| Suitability | | | | | |
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| Estimated site | density and ti | meframe for d | eliverv | | |
| Developable | | Net site area | , | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | 3 7 5 3 7 5 3 7 5 3 7 5 7 5 7 5 7 5 7 5 | | 2 20 ,00.3 | | |
| Comment | | l | | | |



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| Site Ref | 11 | Site Name | South of Turner Cottage, Rodington Heath |
|-----------|-------------|------------|---|
| Site Size | 0.124 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

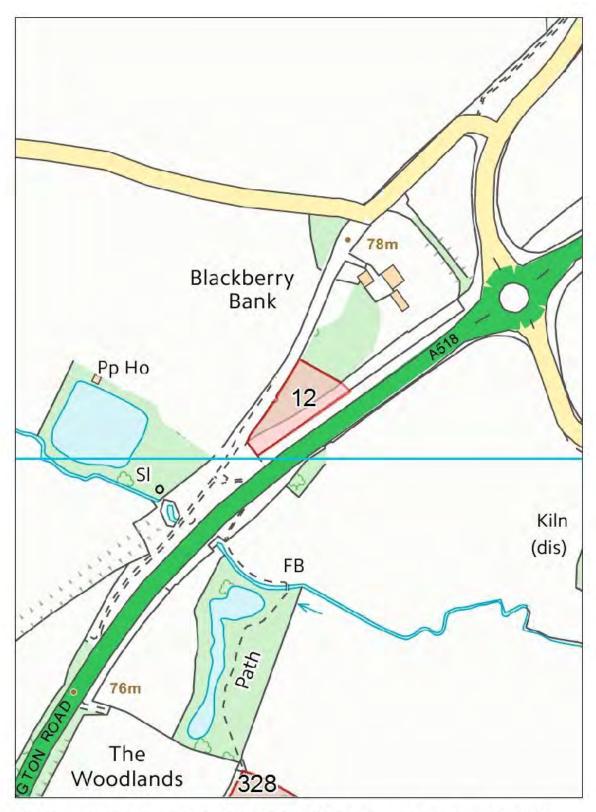
| Suitability for | housing | | | | | |
|------------------|----------------|----------------|----------|-----|------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | acts | | | | | |
| Amenity impa | cts | | | | | |
| Overall Suitab | ility | | | | | |
| Suitability Sco | re | | | | | |
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| Availability | | | | | | |
| | | , | | | | |
| Availability Sco | ore | | | | | |
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| Achievability | | | | | | |
| A chi ova hility | Cooro | | | | | |
| Achievability : | Score | | | | | |
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| Estimated site | doncity and ti | meframe for d | olivony | | | |
| Developable | density and ti | Net site area | envery | | | |
| area (%) | | ivet site area | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | arc | 11 years + | |
| (dwellings) | o o years | | U-10 yea | 313 | II years + | |
| Comment | | | | | | |
| Comment | | | | | | |



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| Site Ref | 12 | Site Name | Land south of 14 Blackberry Bank |
|-----------|-------------|------------|--|
| Site Size | 0.305 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | Site size is below threshold of 0.5 Ha |

| Suitability for | housing | | | | | | |
|------------------|-----------------|----------------|---------|-----|---|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| A 1 . 1 . 1 . 1 | 2 | | | | | | |
| Achievability : | Score | | | | | | |
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| | density and til | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | Τ | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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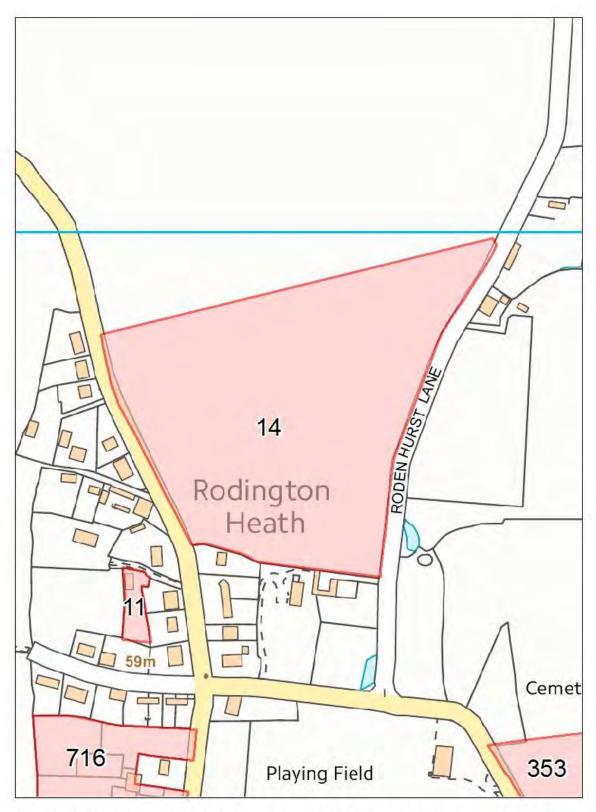
| Site Ref | 14 | Site Name | North of The Woodlands |
|-----------|---------|------------|--|
| Site Size | 5.785Ha | Settlement | Open countryside |
| PDL | GR | Comment | Edge of Rodington Heath. Small portion of the site has outline |
| | | | consent for 6 dwellings. |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside. |
| Policy | Unsuitable settlement. The site is covered by a minerals safeguarding area. |
| considerations | |
| Physical constraints | |
| Potential Impacts | Potential impact upon the surrounding landscape may need screening or an |
| | appropriate design. |
| Amenity impacts | |
| Overall Suitability | The site is in a minerals safeguarding area and extraction of the minerals may |
| | need consideration before any development takes place. On the edge of a |
| | rural settlement, expanding into the open countryside, the site is not |
| | considered suitable for development. |
| Suitability Score | Unsuitable |

| Availability | | | |
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| Availability Score | | | |
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| Achievability | |
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| | |
| Achievability Score | |

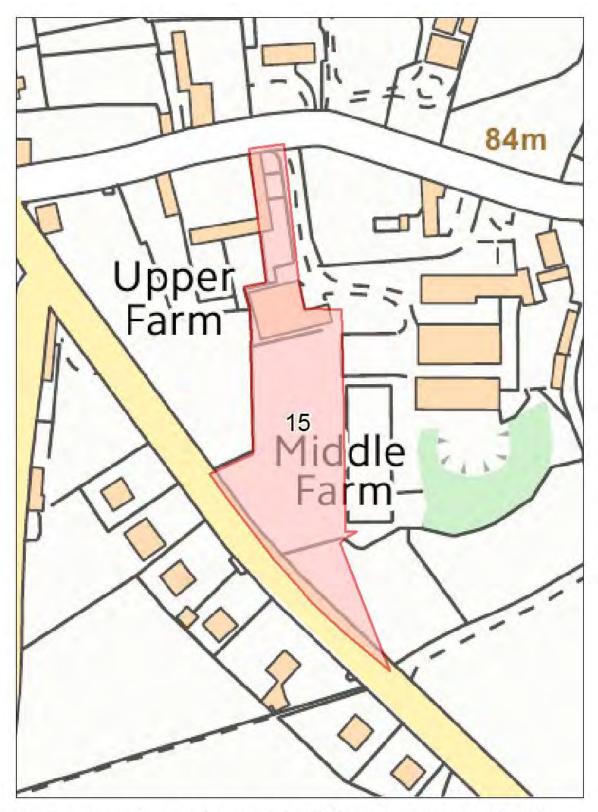
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | | | |



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| Site Ref | 15 | Site Name | Land South of Middle Farm, Chetwynd Aston |
|-----------|-------------|------------|--|
| Site Size | 0.665 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | The site benefits from an outline consent for 5 dwellings, reference TWC/2014/0716 |

| Suitability for housing |
|--|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability Score |
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| Availability |
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| Achievability |
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| Achievability Score |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| |
| Timeframe 0-5 years 6-10 years 11 years + |
| Timeframe 0-5 years 6-10 years 11 years + (dwellings) Comment |



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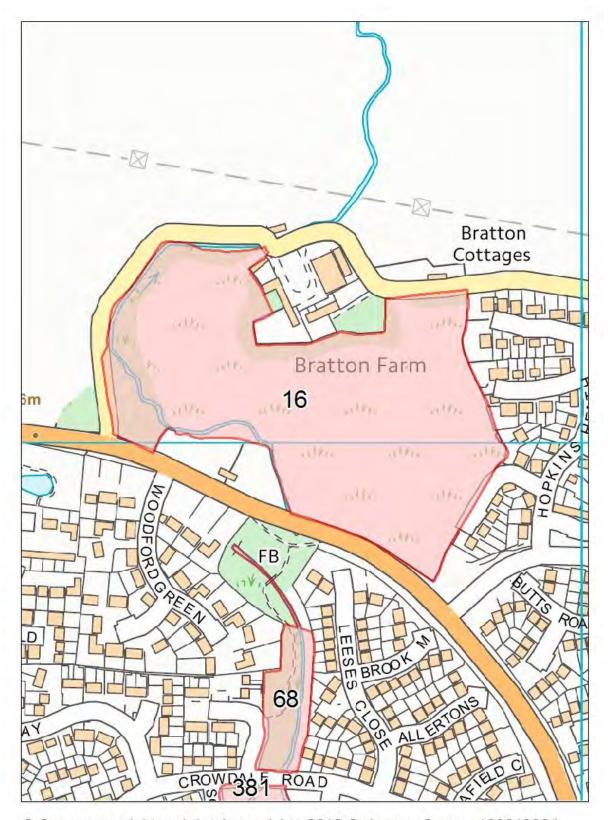
| Site Ref | 16 | Site Name | Bratton Farm, Wellington |
|-----------|-------------|------------|--|
| Site Size | 5.641 Ha | Settlement | Open countryside |
| PDL | GR | Comment | The site is adjacent to the boundary of Telford within the open countryside. |

| Suitability for housing | |
|-------------------------|--|
| Location | Open Countryside |
| Policy | Mineral safeguarding area |
| considerations | |
| Physical constraints | Flood zones 2 and 3 (part) |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a greenfield site within the open countryside and having flooding zones across the site, it is considered that the site is unsuitable without environmental improvements and a development plan review. The site is in a minerals safeguarding area and extraction of the minerals may need consideration before any development takes place. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | Achievability | | | | | | |
|---------------------|---------------|--|--|--|--|--|--|
| | | | | | | | |
| Achievability Score | | | | | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



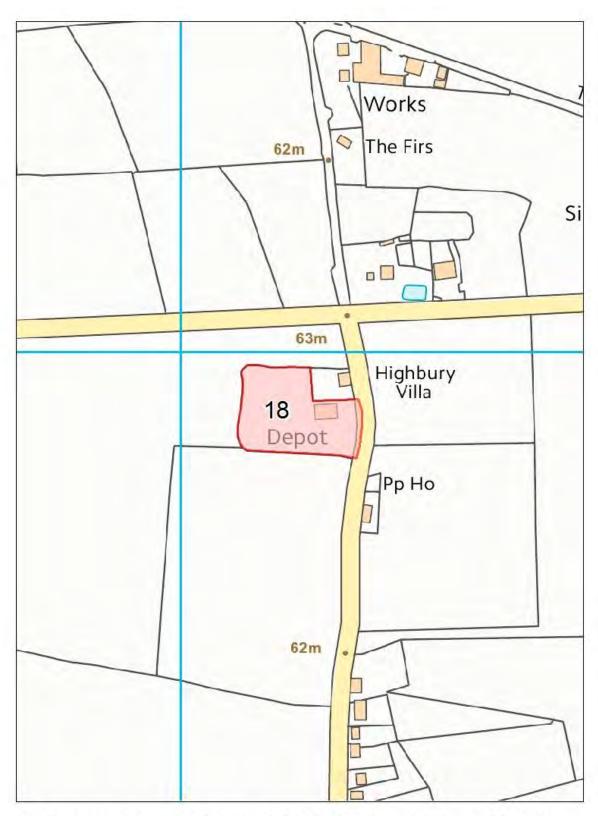
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| Site Ref | 18 | Site Name | Drury Lane, Somerwood |
|-----------|-------------|------------|---|
| Site Size | 0.664 Ha | Settlement | Open Countryside |
| PDL | BR/GR | Comment | This is a standalone site within the open countryside |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open Countryside, mineral safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is within the open countryside, it is not considered suitable for development. A review of the Local Plan would be needed to change this. The site is also in a minerals safeguarding area and extraction of the minerals may need consideration before any development takes place. |
| Suitability Score | Unsuitable |

| Availability | |
|---------------------|--|
| | |
| Availability Score | |
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| Ashiovahility Coore | |
| Achievability Score | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 19 | Site Name | Land at Stafford Road, Newport |
|-----------|-------------|------------|--------------------------------|
| Site Size | 1.602 Ha | Settlement | Newport |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Newport urban area |
| Policy | Green Network. A small portion of the site is within a minerals safeguarding |
| considerations | area. |
| Physical constraints | Flood Zone 2 |
| Potential Impacts | Potential impacts upon recreation |
| Amenity impacts | |
| Overall Suitability | As a large part of the site is green network and has flood zones covering it, it is unlikely to be suitable for development without environmental improvement and a review of the Local Plan. As part of the site is in a minerals safeguarding area, extraction of the minerals may need consideration before any development takes place. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |
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| | | |

| Achievability | |
|---------------------|--|
| | |
| Achievability Score | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | | | |



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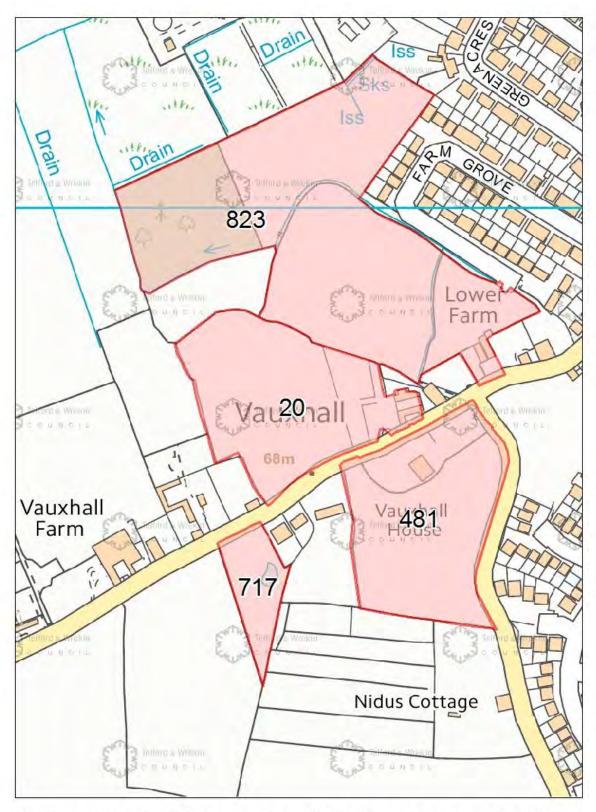
| Site Ref | 20 | Site Name | Land at Longford Road |
|-----------|-------------|------------|---|
| Site Size | 2.023 Ha | Settlement | Open countryside |
| PDL | GR | Comment | In the open countryside west of Newport |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Outside a named settlement, Mineral safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | Landscape impacts on the edge of the settlement |
| Amenity impacts | |
| Overall Suitability | As the site is outside of a suitable settlement it is not considered suitable until a review of the local plan. On the edge of the settlement an appropriate scheme would be needed so not to impact on the landscape. The site is in a minerals safeguarding area and extraction of the minerals may need consideration before any development takes place. |
| Suitability Score | Unsuitable |

| Availability | |
|--------------------|--|
| Availability Score | |
| , wandomey dedic | |
| Achievability | |

Achievability Score

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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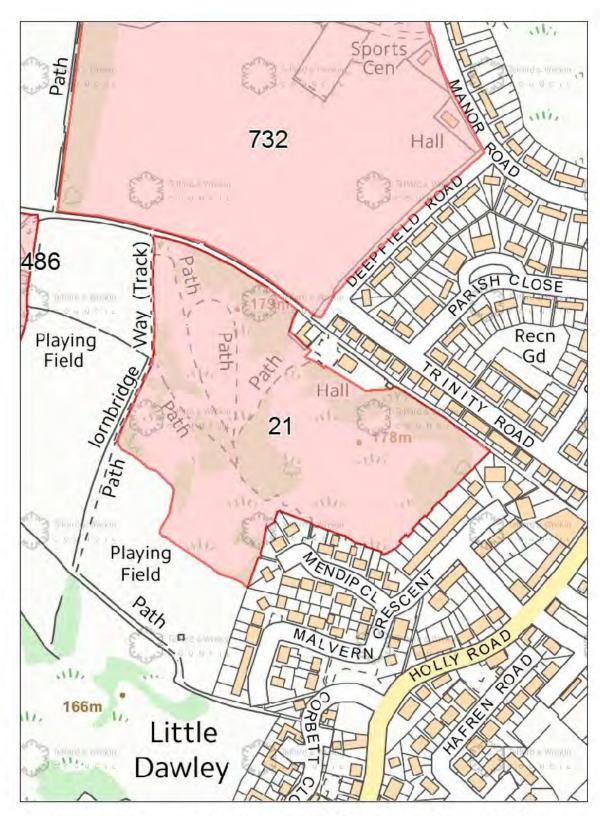
| Site Ref | 21 | Site Name | South of Trinity Road |
|-----------|-------------|------------|-----------------------|
| Site Size | 4.999 Ha | Settlement | Telford |
| PDL | GR | Comment | Playing fields |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | Green Network; loss of playing fields |
| considerations | |
| Physical constraints | Mineshafts |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is covered by green network with mineshafts on the site, the site is considered unsuitable. Any mitigation would be a review of the Local Plan and environmental improvement. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | | |
|---------------------|--|--|
| | | |
| Achievability Score | | |

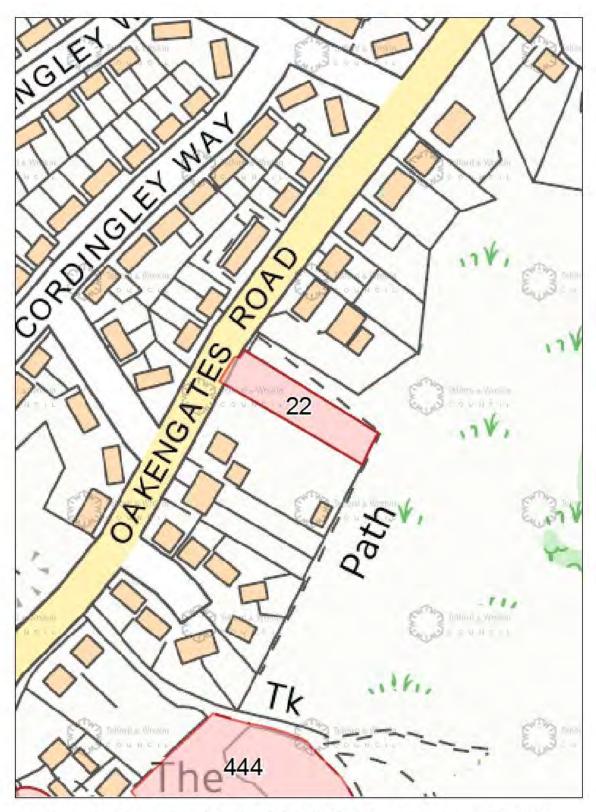
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 22 | Site Name | Land adjacent to 'Tara', Oakengates Road |
|-----------|-------------|------------|---|
| Site Size | 0.114 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

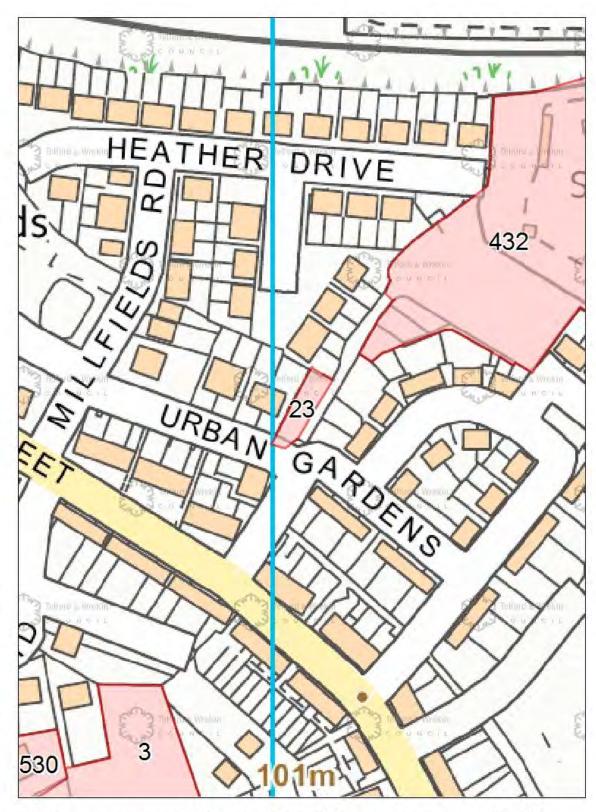
| Suitability for | housing | | | | | | |
|---------------------|----------------|---------------|---------|------|---|------------|---|
| Location | ino doming | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | ility | | | | | | |
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| Availability | | | | | | | |
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| Achievability : | Score | | | | | | |
| | | | | | | | |
| Estimated site | doncity and ti | meframe for d | olivory | | | | |
| Developable | density and ti | Net site area | elivery | | | | |
| area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | arc | Ι | 11 years + | l |
| (dwellings) | o s years | | 0 10 yc | 2013 | | TI years ? | |
| Comment | | I | | | 1 | | 1 |



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| Site Ref | 23 | Site Name | Land at Urban Gardens |
|-----------|-------|------------|---|
| Site Size | 0.035 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

| Suitability for | housing | | | | | | |
|----------------------|----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
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| | | | | | | | |
| Estimated site | doncity and ti | meframe for d | olivory | | | | |
| | density and ti | Net site area | elivery | | | | |
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | arc | | 11 years + | |
| (dwellings) | U-D years | | 0-10 ye | .urs | | II years + | |
| Comment | | l | | | | | |



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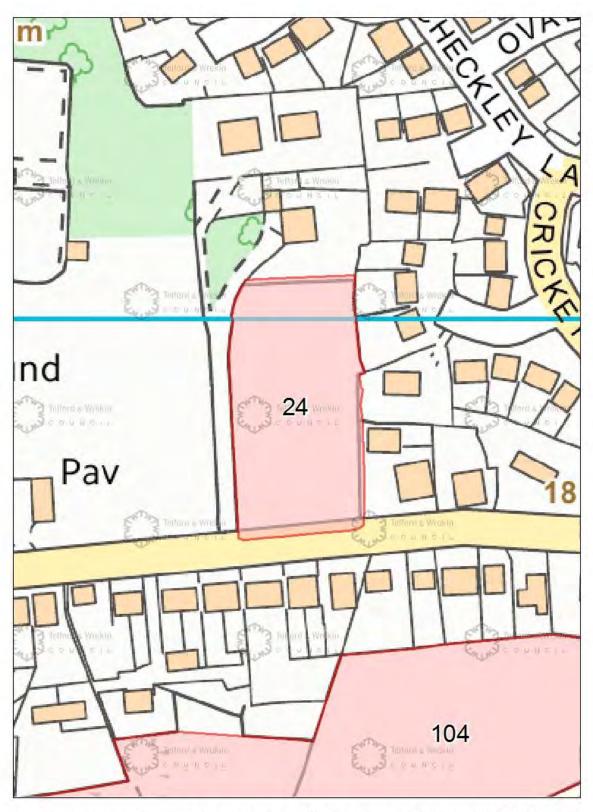
| Site Ref | 24 | Site Name | Land at Glebe Street |
|-----------|-------------|------------|----------------------|
| Site Size | 0.622 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford Urban Area |
| Policy | Green network |
| considerations | |
| Physical constraints | TPOs |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is covered by Green Network and tree preservation orders, the site |
| | is not considered suitable. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | | |
|---------------------|--|--|
| | | |
| Achievability Score | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | | | | |



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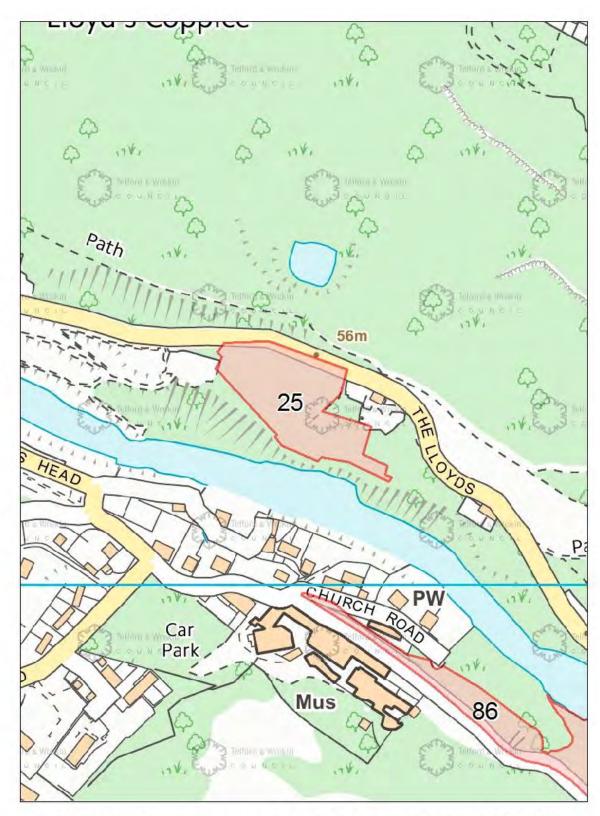
| Site Ref | 25 | Site Name | Land at The Lloyds |
|-----------|-------------|------------|--------------------|
| Site Size | 0.851 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Telford urban area | | | | | |
| Policy | Green Network; Flood Zones 2 and 3 (southern fringe) | | | | | |
| considerations | | | | | | |
| Physical constraints | TPOs cover the site; | | | | | |
| Potential Impacts | Potential impacts upon Listed building, Conservation Area, World Heritage | | | | | |
| | Site | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | As the site is covered by the green network, the site is not considered suitable until such a time as the Local Plan is reviewed. A scheme would also need to | | | | | |
| | be sympathetic to the heritages designations on the site as well as the tree | | | | | |
| | preservation orders. | | | | | |
| Suitability Score | Unsuitable | | | | | |

| Availability | | | |
|--------------------|--|--|--|
| | | | |
| Availability Score | | | |

| Achievability | | | |
|---------------------|--|--|--|
| | | | |
| Achievability Score | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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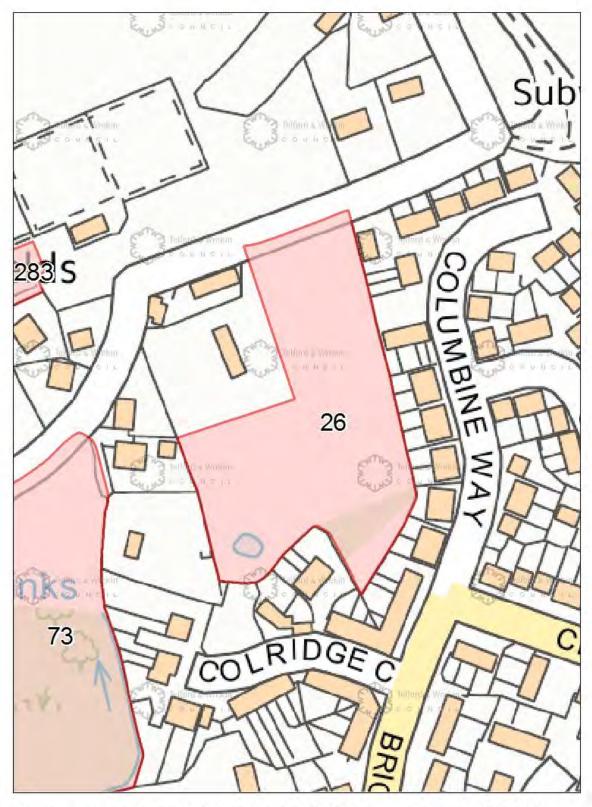
| Site Ref | 26 | Site Name | Land adjacent to The Fields Bungalow |
|-----------|-------------|------------|--------------------------------------|
| Site Size | 0.962 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green network |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is covered by the green network and therefore is unsuitable. For this |
| | to be lifted, there would need to be a review of the local plan. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |
| | | |

| Achievability | |
|---------------------|--|
| | |
| Achievability Score | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | | | |



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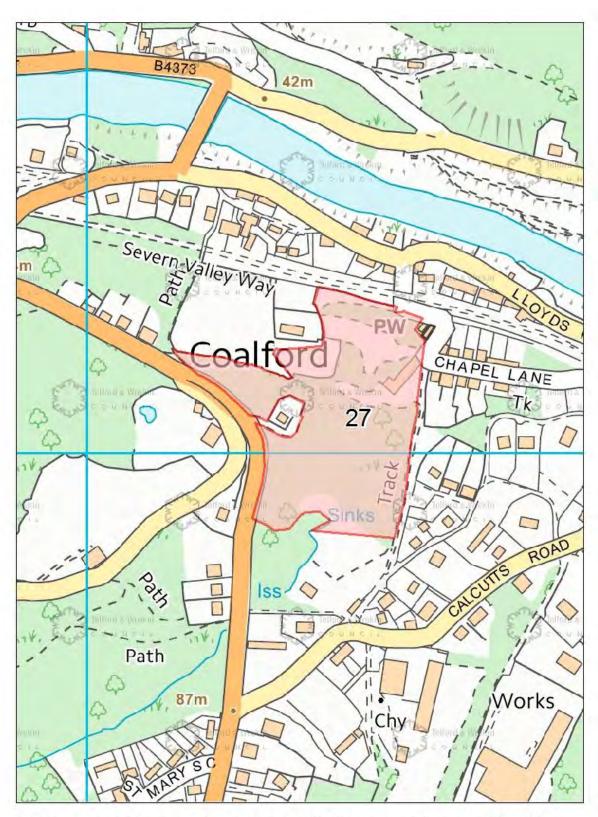
| Site Ref | 27 | Site Name | Land at Calcutts |
|-----------|-------------|------------|------------------|
| Site Size | 2.517 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | | | | | |
|-------------------------|--|--|--|--|--|
| Location | Telford urban area | | | | |
| Policy | Green Network | | | | |
| considerations | | | | | |
| Physical constraints | Mineshafts, TPOs, Instability area | | | | |
| Potential Impacts | World Heritage Site, Conservation Area | | | | |
| Amenity impacts | | | | | |
| Overall Suitability | As the site is covered by green network and is therefore unsuitable. There are other constraints on the site that would need a sympathetic scheme to mitigate. | | | | |
| Suitability Score | Unsuitable | | | | |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | | | | | | |
|---------------------|--|--|---|--|--|--|
| | | | | | | |
| Achievability Score | | | _ | | | |

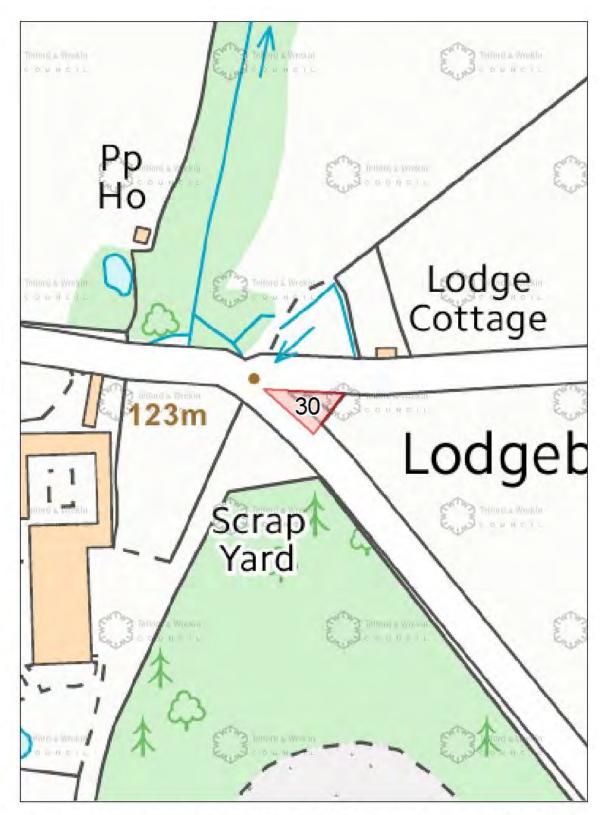
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 30 | Site Name | Land off Grange Lane |
|-----------|-------------|------------|---|
| Site Size | 0.033 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

| Suitability for | housing | | | | | | | |
|---|---|----------------|----------|----|--|------------|--|--|
| Location | 110 031118 | | | | | | | |
| Policy | | | | | | | | |
| considerations | 5 | | | | | | | |
| Physical const | raints | | | | | | | |
| Potential Impa | | | | | | | | |
| Amenity impa | | | | | | | | |
| Overall Suitab | | | | | | | | |
| Suitability Sco | re | | | | | | | |
| | | <u></u> | | | | | | |
| | | | | | | | | |
| Availability | | | | | | | | |
| | | | | | | | | |
| Availability Score | | | | | | | | |
| | | | | | | | | |
| A -l-: l-: l:+ | | | | | | | | |
| Achievability | Achievability | | | | | | | |
| A chiovahility | Scoro | | | | | | | |
| Achievability Score | | | | | | | | |
| | | | | | | | | |
| Estimated site density and timeframe for delivery | | | | | | | | |
| Developable | density and th | Net site area | CityCity | | | | | |
| area (%) | | ivet site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | rs | | 11 years + | | |
| (dwellings) | , | | , | | | , | | |
| Comment | | 1 | | | | | | |



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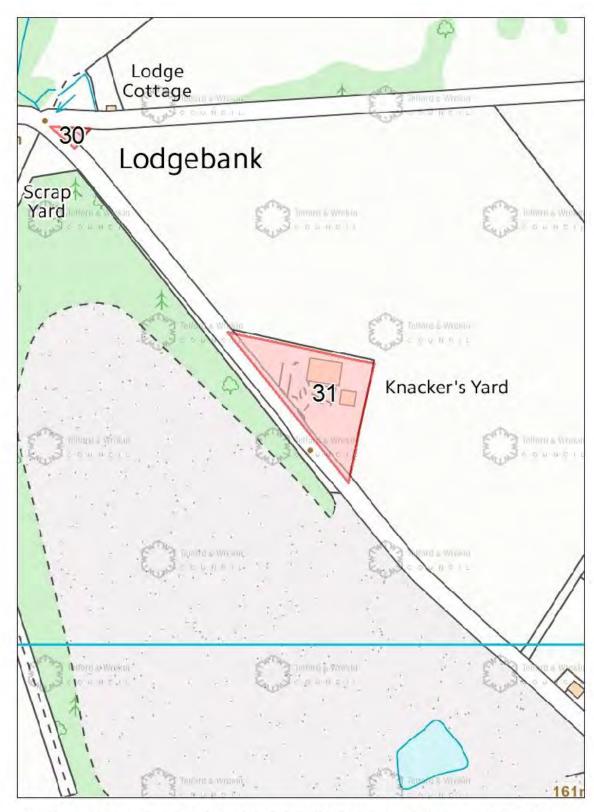
| Site Ref | 31 | Site Name | Land off Grange Lane |
|-----------|-------------|------------|----------------------|
| Site Size | 0.693 Ha | Settlement | Open Countryside |
| PDL | BR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside |
| considerations | |
| Physical constraints | Buildings currently on site |
| Potential Impacts | |
| Amenity impacts | Adjacent to functioning landfill site |
| Overall Suitability | As a small site within the open countryside, the site is not considered suitable for residential development until there is a review of the local plan. There is also some requirement for environmental improvement. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | | |
|---------------------|--|--|
| | | |
| Achievability Score | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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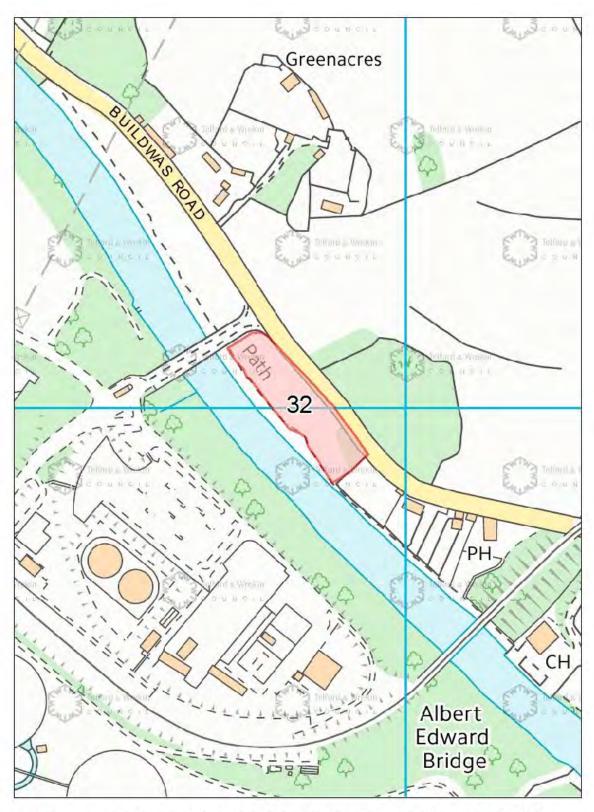
| Site Ref | 32 | Site Name | Land Adj, Powergen Power Station |
|-----------|-------------|------------|----------------------------------|
| Site Size | 0.566 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | } |
|-------------------------|--|
| Location | Telford urban area. |
| Policy | Green Network covers the site |
| considerations | |
| Physical constraints | Flood Zones 2 and 3 cover the site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is completely covered by green network and flood zones, the site is not considered suitable for residential development without environmental improvement and appropriate flood risk management. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | | | |
|---------------------|--|---|--|
| | | | |
| Achievability Score | | _ | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |

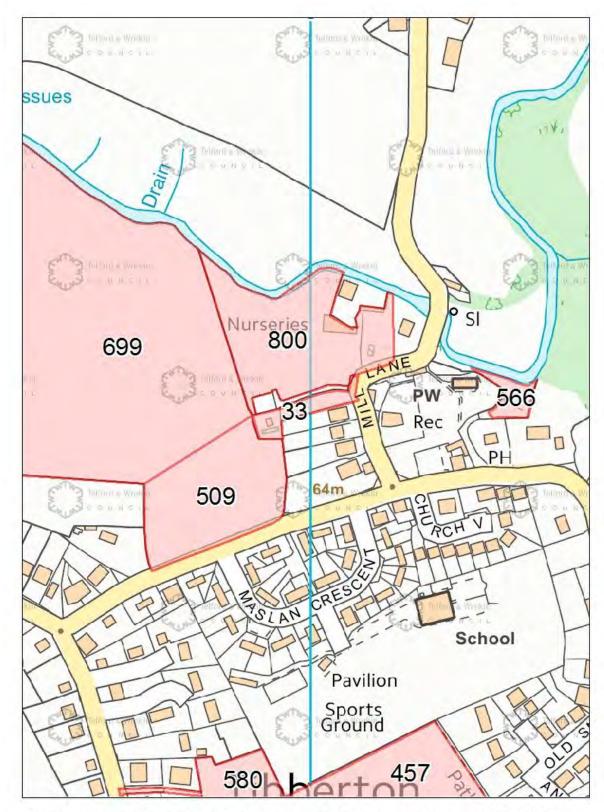


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| Site Ref | 33 | Site Name | Land Opposite 39 Mill Lane |
|-----------|-------------|------------|---|
| Site Size | 0.148 Ha | Settlement | Tibberton |
| PDL | GR | Comment | Site size is below the threshold of 0.5 Ha and has an approved planning permission under reference TWC/2012/0808 for residential development. It has therefore not been assessed further. |

| Suitability for | nousing | | | | | | |
|---|-----------|---------------|------------|--|------------|--|--|
| Location | lousing | | | | | | |
| | | | | | | | |
| Policy considerations | | | | | | | |
| | | | | | | | |
| Physical const | | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitabi | | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
| | • | • | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| Achievability S | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site density and timeframe for delivery | | | | | | | |
| Developable | • | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | | |

(dwellings) Comment



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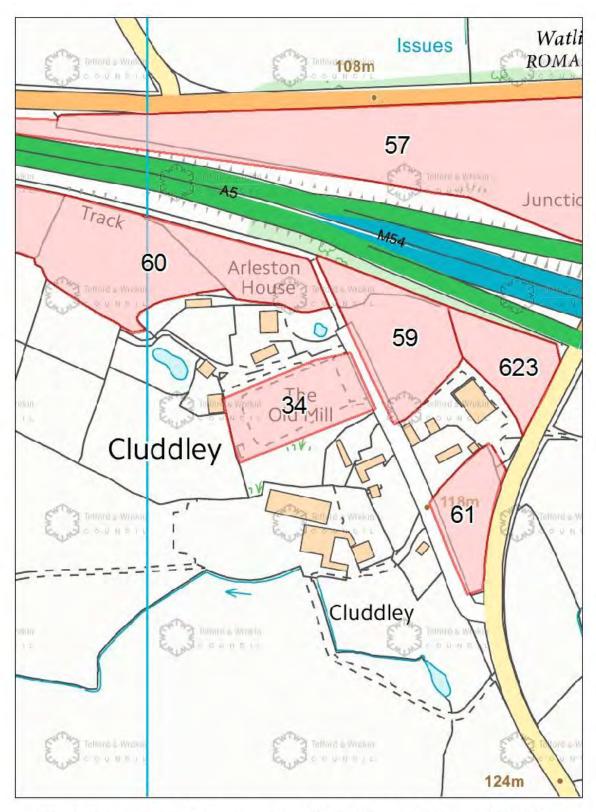
| Site Ref | 34 | Site Name | Land adjoining Arleston House |
|-----------|-------------|------------|----------------------------------|
| Site Size | 0.714 Ha | Settlement | Open countryside |
| PDL | GR | Comment | South of M54 in open countryside |

| Suitability for housing | Suitability for housing | | | | | | |
|-------------------------|--|--|--|--|--|--|--|
| Location | Open countryside | | | | | | |
| Policy | Open Countryside, a small portion of the site is included within a minerals | | | | | | |
| considerations | safeguarding area. | | | | | | |
| Physical constraints | | | | | | | |
| Potential Impacts | | | | | | | |
| Amenity impacts | Site is in close proximity to the M54 | | | | | | |
| Overall Suitability | As a small site in the rural area, away from the suitable settlements, the site is considered unsuitable. A review of the Local Plan would be required to change this. There may also be the requirement some environmental improvement. The site is in a minerals safeguarding area and extraction of the minerals may need consideration before any development takes place. | | | | | | |
| Suitability Score | Unsuitable | | | | | | |

| Availability | | | |
|--------------------|--|---|--|
| | | | |
| Availability Score | | _ | |

| Achievability | | |
|---------------------|--|--|
| | | |
| Achievability Score | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | | | |



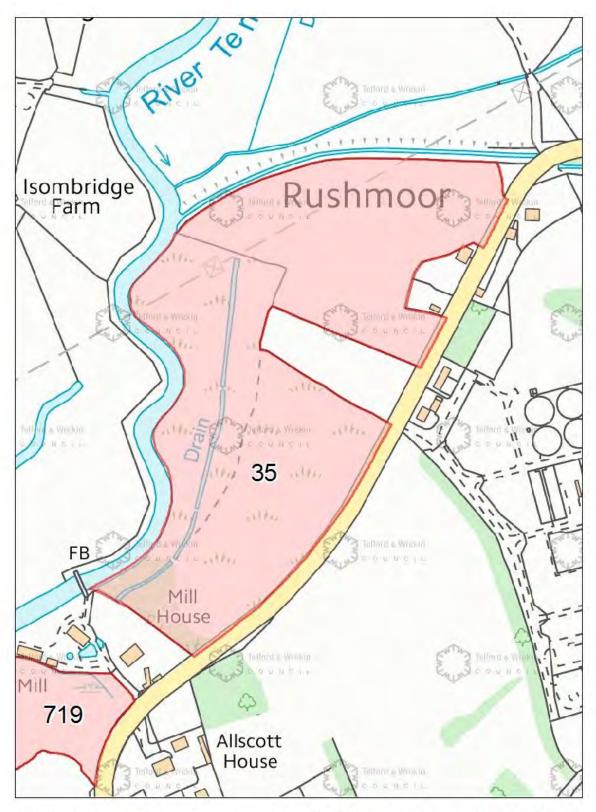
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| Site Ref | 35 | Site Name | Land north of Mill House |
|-----------|-------------|------------|--------------------------|
| Site Size | 7.506 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | | | |
|-------------------------|--|--|--|--|--|--|--|
| Location | Open Countryside | | | | | | |
| Policy | Unsuitable settlement, Mineral Safeguarding Area | | | | | | |
| considerations | | | | | | | |
| Physical constraints | Flood zones 2 and 3, TPOs | | | | | | |
| Potential Impacts | | | | | | | |
| Amenity impacts | | | | | | | |
| Overall Suitability | As the site is within the open countryside and a large portion of the site is covered by flood zones. The site is not considered suitable for development. The site is in a minerals safeguarding area and extraction of the minerals may need consideration before any development takes place. | | | | | | |
| Suitability Score | Unsuitable | | | | | | |

| Availability | |
|---------------------|--|
| | |
| Availability Score | |
| | |
| Achievability | |
| Achievability | |
| Achievability Score | |

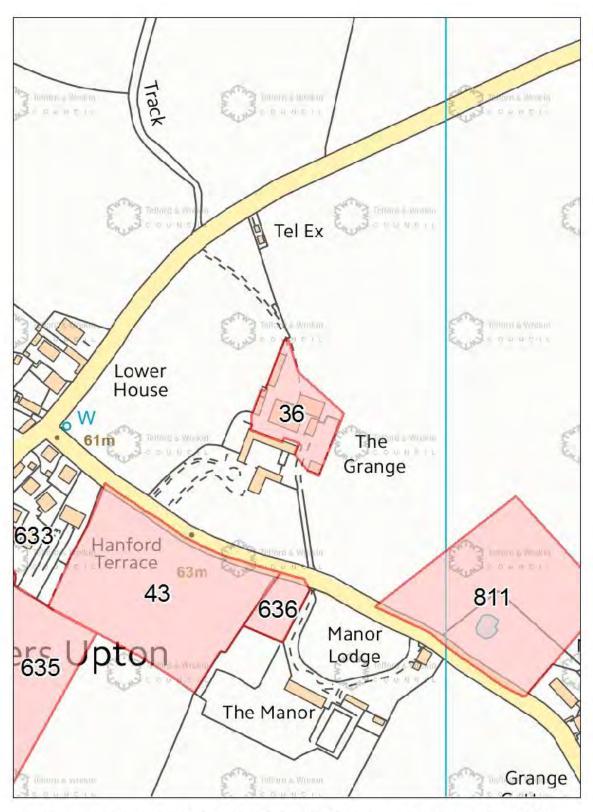
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | | | |



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| Site Ref | 36 | Site Name | The Grange Catsbritch Lane |
|-----------|-------------|------------|---|
| Site Size | 0.457 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | The site size is below the threshold of 0.5Ha |

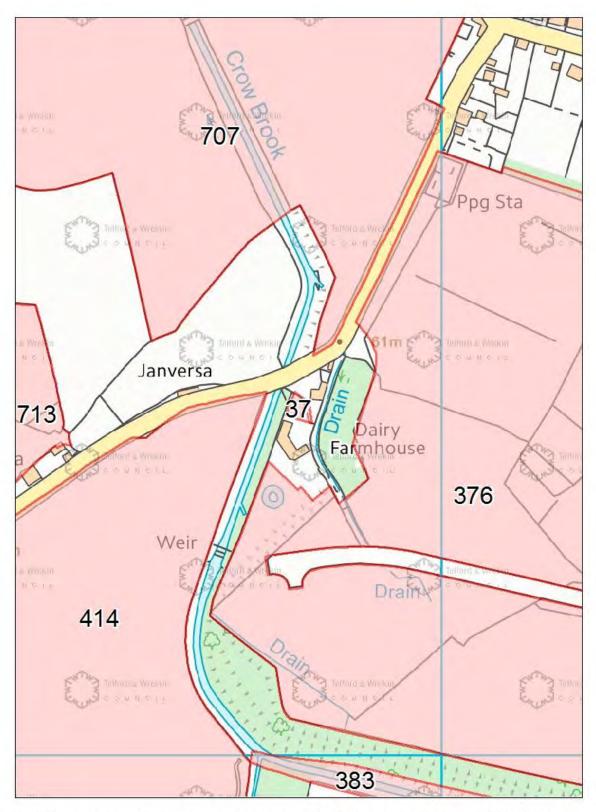
| Suitability for I | housing | | | | | | |
|----------------------|----------------|----------------|---------|------|---|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical consti | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability Scor | re | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
| | | | | | | | |
| A alai ayaa lailitay | | | | | | | |
| Achievability | | | | | | | |
| Achievability S | Scoro | | | | | | |
| Achievability 3 | score | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | eliverv | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | iver site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | , | | | | | | |
| Comment | | | | | • | | _ |



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| Site Ref | 37 | Site Name | Land at Rear of Dairy Farm House |
|-----------|-------------|------------|---------------------------------------|
| Site Size | 0.037 Ha | Settlement | Telford |
| PDL | GR | Comment | Site size is below threshold of 0.5Ha |

| Suitability for | housing | | | | | | |
|---------------------|---|----------------|----------|------|------|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
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| A 1 . 1 .1 | | | | | | | |
| Achievability | | | | | | | |
| A = =:=:== =: :#::. | C | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| Fatimate daite | al a a te a al et | | - I' | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | 0.5.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | C 10 · · | | | 11 | 1 |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



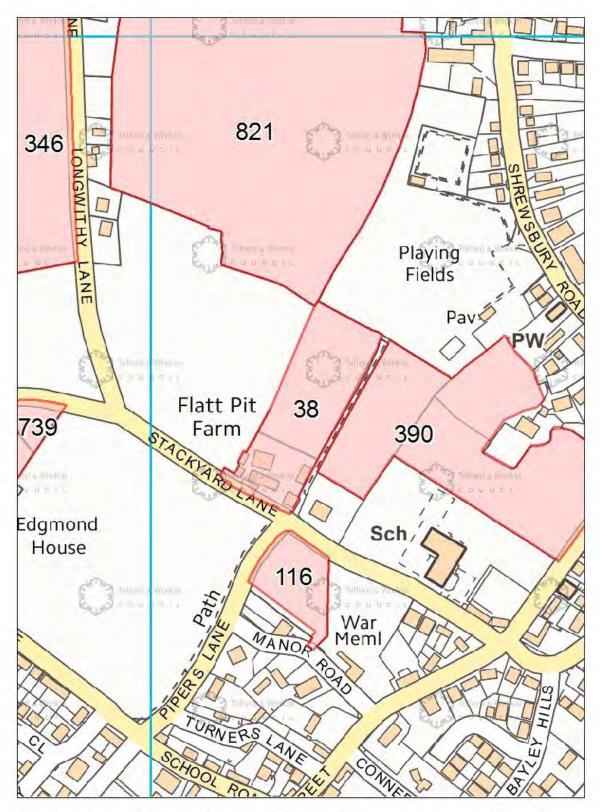
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| Site Ref | 38 | Site Name | Land at Flatt Pit Farm |
|-----------|-------------|------------|------------------------|
| Site Size | 1.078 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Land west of Edgmond |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside; Mineral Safeguarding Area |
| considerations | |
| Physical constraints | |
| Potential Impacts | The site is on the edge of but immediately adjacent to the Conservation Area. |
| Amenity impacts | |
| Overall Suitability | Situated outside a suitable rural settlement and a mineral safeguarding area. |
| Suitability Score | Unsuitable |

| Availability | |
|---------------------|--|
| | |
| Availability Score | |
| | |
| Achievability | |
| Achievability | |
| Achievability Score | |
| | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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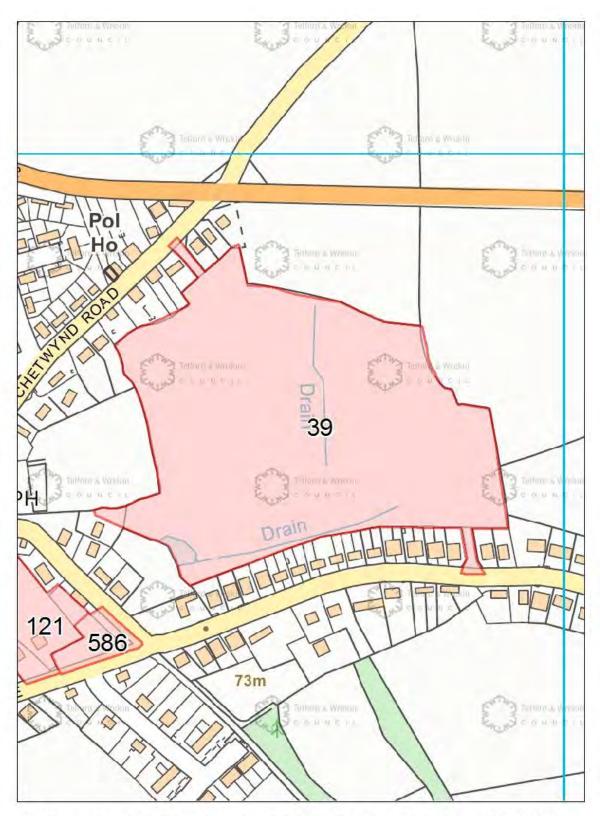
| Site Ref | 39 | Site Name | Land between Chetwynd Road & Newport Road |
|-----------|-------------|------------|---|
| Site Size | 6.291 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Lane east of Edgmond |

| Suitability for housing | | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Open countryside | | | | | |
| Policy | Outside of a Suitable settlement, minerals safeguarding area (part); Grade 2 | | | | | |
| considerations | agricultural land | | | | | |
| Physical constraints | TPOs, access (severely constrained). Would need access onto adjacent land | | | | | |
| | to develop at local residential densities | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Development would result in encroachment into open countryside and loss of | | | | | |
| | best and most versatile agricultural land. The site is in a minerals | | | | | |
| | safeguarding area and extraction of the minerals may need consideration | | | | | |
| | before any development takes place. The site access is severely restrained. | | | | | |
| Suitability Score | Suitable | | | | | |

| Availability | |
|--------------------|--|
| | |
| Availability Score | |

| Achievability | | |
|---------------------|--|--|
| | | |
| Achievability Score | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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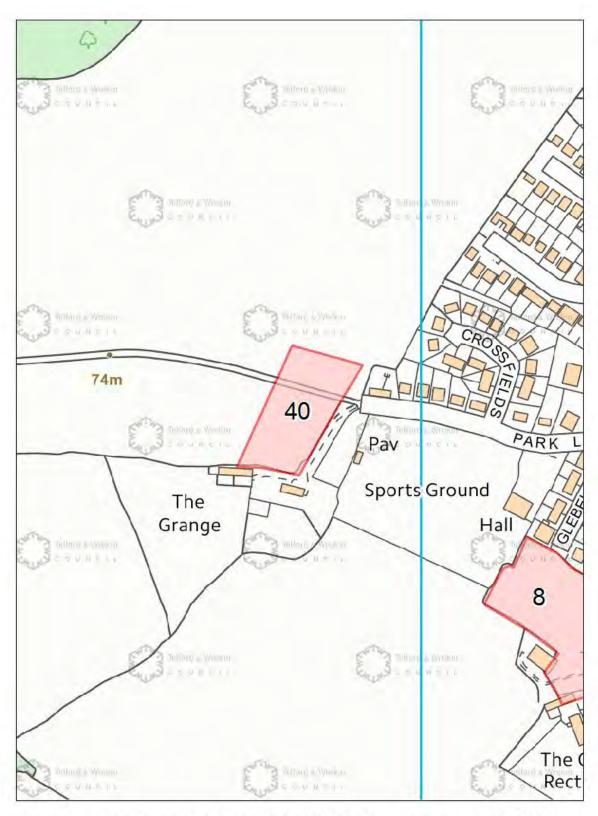
| Site Ref | 40 | Site Name | North of The Grange |
|-----------|-------------|------------|---------------------|
| Site Size | 0.635 Ha | Settlement | Open countryside |
| PDL | GR | Comment | West of High Ercall |

| Suitability for housing | | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Open countryside | | | | | |
| Policy | Open countryside; Grade 2 agricultural land | | | | | |
| considerations | | | | | | |
| Physical constraints | Access | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Development of this site for housing would represent a distinct | | | | | |
| | encroachment into open countryside that is best and most versatile | | | | | |
| | agricultural land. | | | | | |
| Suitability Score | unsuitable | | | | | |

| Availability | |
|--------------------|--|
| • | |
| Availability Score | |

| Achievability | |
|---------------------|--|
| | |
| Achievability Score | |

| Housing capacity and phasing | | | | | | |
|------------------------------|-----------|--|------------|--|------------|--|
| Net site area | | | | | | |
| Capacity | 25Dph | | 30Dph | | 40Dph | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | |
| Comment | | | | | | |



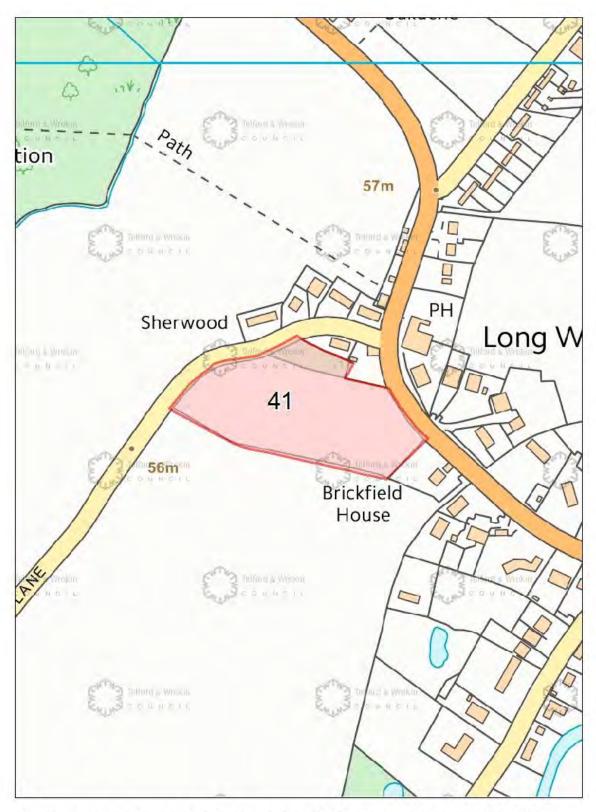
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| Site Ref | 41 | Site Name | Land West of Brickfield House |
|-----------|-------|------------|--|
| | | | |
| Site Size | 1.586 | Settlement | Open countryside |
| | На | | |
| PDL | GR | Comment | On the edge of a rural settlement which is not listed as a |
| | | | suitable settlement in the local plan. |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside, unsuitable settlement |
| considerations | |
| Physical constraints | Part of site is in a mineral safeguarding area. Site is a former landfill (Old |
| | brickyard) and there are contamination issues. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | On the edge of a rural settlement which is not listed as a suitable settlement in the local plan. Site is a former landfill with potential for contamination, there may be the need for environmental improvement to deal with any contamination. Site is partly in a mineral safeguarding area and mitigation of any impacts should be considered. |
| Suitability Score | Unsuitable |

| Availability | |
|---------------------|--|
| | |
| Availability Score | |
| | |
| | |
| Achievability | |
| | |
| Achievability Score | |

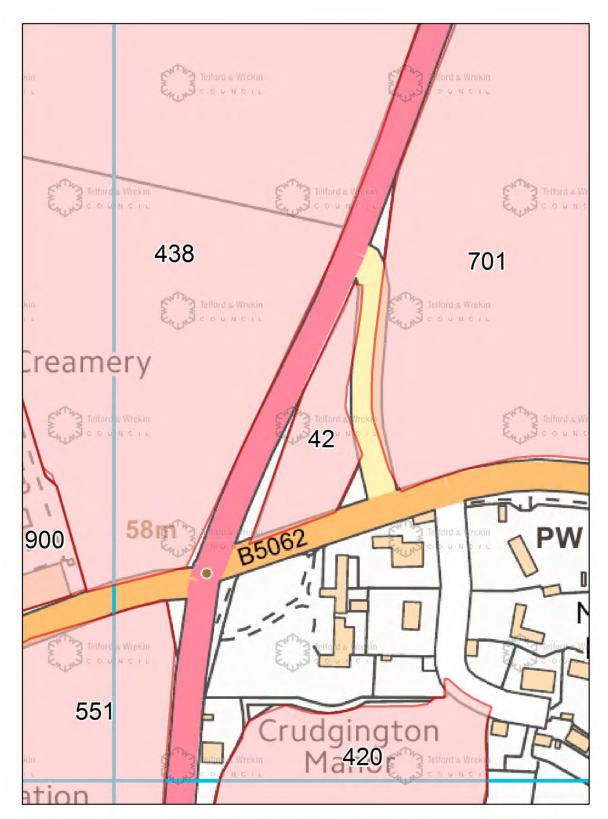
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 42 | Site Name | Crudgington Triangle |
|-----------|---------|------------|--|
| Site Size | 0.339ha | Settlement | Open countryside |
| PDL | GR | Comment | Size of site is below the threshold of 0.5Ha |

| Suitability for | housing | | | | | |
|------------------|----------------|---------------|----------|----|------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | acts | | | | | |
| Amenity impa | | | | | | |
| Overall Suitab | ility | | | | | |
| Suitability Sco | re | | | | | |
| | | | | | | |
| | | | | | | |
| Availability | | | | | | |
| | | | | | | |
| Availability Sco | ore | | | | | |
| | | | | | | |
| | | | | | | |
| Achievability | | | | | | |
| | | | | | | |
| Achievability : | Score | | | | | |
| | | | | | | |
| - | | | | | | |
| | density and ti | meframe for d | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | rs | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



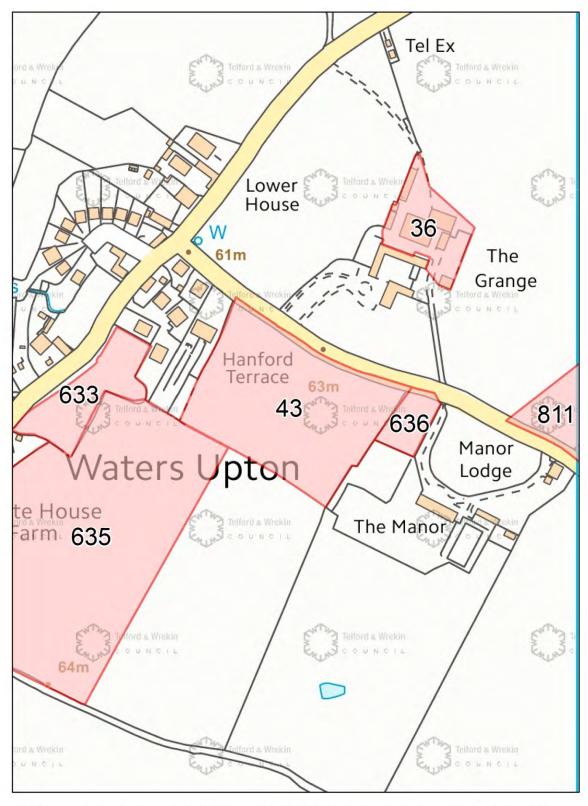
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| Site Ref | 43 | Site Name | Land east of Hanford Terrace - Site 4 Catbritch Lane |
|-----------|---------|------------|--|
| Site Size | 1.833ha | Settlement | Open countryside |
| PDL | GR | Comment | West of Waters Upton |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Grade 2 agricultural land |
| considerations | |
| Physical constraints | TPOs |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Prominent encroachment onto countryside with lost of best and most |
| | versatile land |
| Suitability Score | unsuitable |

| Availability |
|---------------------|
| • |
| Availability Score |
| <u></u> |
| |
| Achievability |
| |
| Achievability Score |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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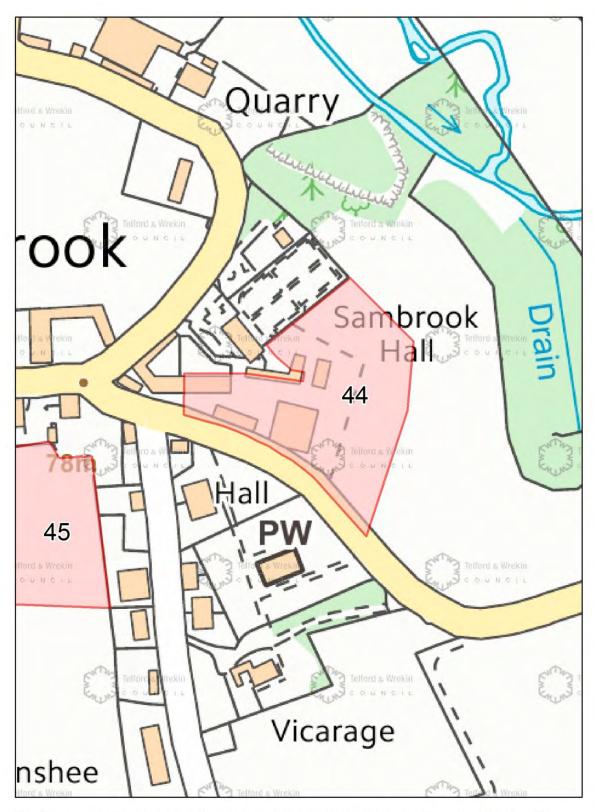
| Site Ref | 44 | Site Name | Sambrook Hall Farmstead, Sambrook |
|-----------|--------|------------|--|
| Site Size | 0.7 Ha | Settlement | Rural Settlement |
| PDL | BR/GR | Comment | Site has planning permission W2006/1318 which has since expired. |

| Suitability for housing | | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Unnamed rural settlement | | | | | |
| Policy | Unsuitable rural settlement | | | | | |
| considerations | | | | | | |
| Physical constraints | Site is in a mineral safeguarding area and development may hinder future | | | | | |
| | access to and use of mineral resources. | | | | | |
| Potential Impacts | Development may impact upon neighbouring Listed Buildings. | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | As the site is within unnamed rural settlement, it is not considered suitable for development. It is noted that the site has an expired planning consent. There has been a change in policy and a review of the Local Plan would be needed to make development in this location suitable. Site is partly in a mineral safeguarding area and mitigation of any impacts should be considered. | | | | | |
| Suitability Score | Unsuitable | | | | | |

| Availability | |
|---------------------|--|
| The site is in use. | |
| Availability Score | |

| Achievability | | | |
|---------------------|--|--|--|
| | | | |
| Achievability Score | | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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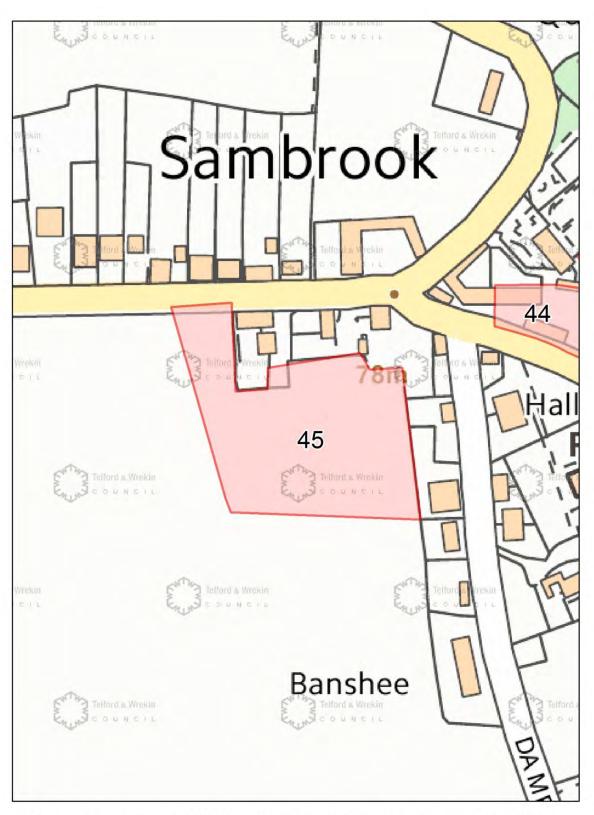
| Site Ref | 45 | Site Name | Land south of 13 Sambrook, Sambrook |
|-----------|------------|------------|-------------------------------------|
| Site Size | 0.91 Ha | Settlement | Open countryside |
| PDL | GR | Comment | South of Sambrook |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Open countryside | | | | | |
| Policy | Unsuitable rural settlement. | | | | | |
| considerations | | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | As the site is within unnamed rural settlement, it is not considered suitable | | | | | |
| | for development. A review of the Local Plan would be needed to make | | | | | |
| | development in this location suitable. | | | | | |
| Suitability Score | Unsuitable | | | | | |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | | | |
|---------------------|--|--|--|
| · | | | |
| | | | |
| Achievability Score | | | |

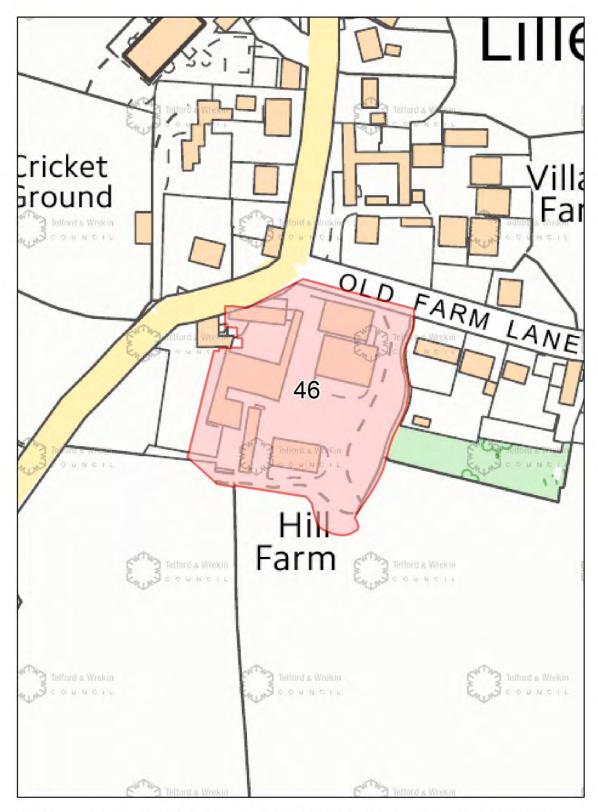
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 46 | Site Name | Land south of junction of Old Farm Lane and Church Road |
|----------------|-------------|------------|--|
| Site Size | 1.074 HA | Settlement | Rural settlement |
| PDL | GR | Comment | Site has planning permission (TWC/2012/0139) for Conversion of barns to form 9no dwellings and erection of 12no dwellings with associated garaging, parking and access. Furthermore this development has now completed |
| Suitability fo | | | |

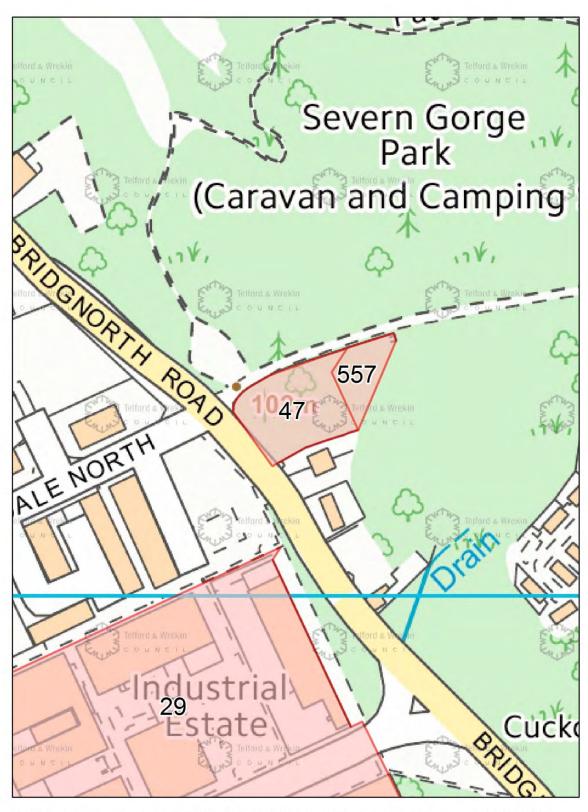
| College Hiller of a m | h | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Suitability for | nousing | | | | | | | |
| Location | | | | | | | | |
| Policy | | | | | | | | |
| considerations | | | | | | | | |
| Physical const | | | | | | | | |
| Potential Impa | | | | | | | | |
| Amenity impa | | | | | | | | |
| Overall Suitab | | | | | | | | |
| Suitability Sco | re | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Availability | | | | | | | | |
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| Availability Sco | ore | | | | | | | |
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| | | | | | | | | |
| Achievability | | | | | | | | |
| | | | | | | | | |
| Achievability | Score | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Estimated site density and timeframe for delivery | | | | | | | | |
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | , | | , | | | | , | |
| Comment | | | | | | | | |
| | | | | | | | | |



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| Site Ref | 47 | Site Name | Land adjacent to Severn Gorge Caravan Park Bridgnorth Road |
|-----------|-------------|------------|--|
| Site Size | 0.227 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

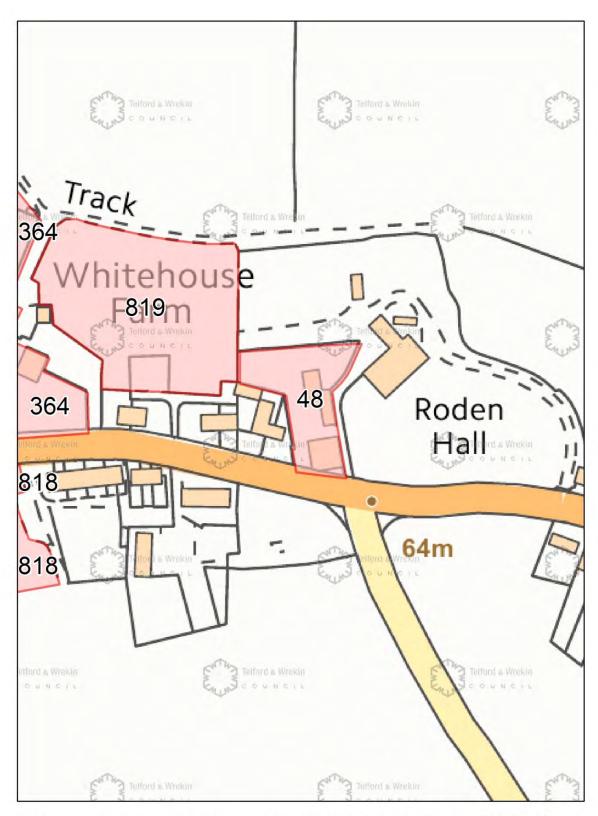
| Suitability for | housing | | | | | | | | | |
|---|-------------------|---------------|---------|-----|--|--|------------|--|--|--|
| Location | | | | | | | | | | |
| Policy | | | | | | | | | | |
| considerations | 5 | | | | | | | | | |
| Physical const | raints | | | | | | | | | |
| Potential Impa | Potential Impacts | | | | | | | | | |
| Amenity impa | cts | | | | | | | | | |
| Overall Suitab | ility | | | | | | | | | |
| Suitability Sco | re | | | | | | | | | |
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| Availability | | | | | | | | | | |
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| Availability Sco | ore | | | | | | | | | |
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| Achievability | | | | | | | | | | |
| | | | | | | | | | | |
| Achievability : | Score | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Estimated site density and timeframe for delivery | | | | | | | | | | |
| Developable | | Net site area | | | | | | | | |
| area (%) | | | | | | | | | | |
| Density(dph) | | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | | 11 years + | | | |
| (dwellings) | | | | | | | | | | |
| Comment | | | | | | | | | | |



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| Site Ref | 48 | Site Name | Buildings west of Roden Hall |
|-----------|-------------|------------|---|
| Site Size | 0.237 Ha | Settlement | Rural settlement |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha |

| Suitability for | housing | | | | | | | |
|---|-----------|---------------|---------|------|---|--|------------|--|
| Location | | | | | | | | |
| Policy | | | | | | | | |
| considerations | 5 | | | | | | | |
| Physical const | raints | | | | | | | |
| Potential Impa | acts | | | | | | | |
| Amenity impa | cts | | | | | | | |
| Overall Suitab | ility | | | | | | | |
| Suitability Sco | re | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Availability | | | | | | | | |
| | | , | | | | | | |
| Availability Sco | ore | | | | | | | |
| | | | | | | | | |
| Achiovahility | | | | | | | | |
| Achievability | | | | | | | | |
| Achievahility 9 | Score | | | | | | | |
| Achievability Score | | | | | | | | |
| | | | | | | | | |
| Estimated site density and timeframe for delivery | | | | | | | | |
| Developable | | Net site area | , | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | , | | | | | |
| Comment | | | | | • | | | |



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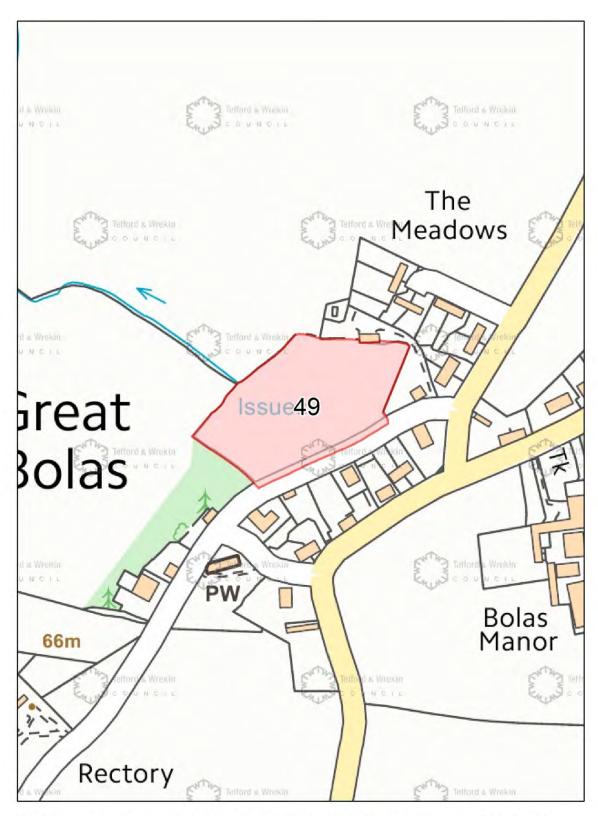
| Site Ref | 49 | Site Name | Land at The Old Smithy Waters Upton |
|-----------|-------------|------------|--|
| Site Size | 0.946 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | This site is actually in Great Bolas within the parish of Waters Upton |

| Suitability for housing | |
|-------------------------|---|
| Location | Unnamed rural settlement (Great Bolas) |
| Policy | Unsuitable rural settlement. |
| considerations | |
| Physical constraints | Site is in a mineral safeguarding area and development may hinder future |
| | access to and use of mineral resources. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is within unnamed rural settlement, it is not considered suitable |
| | for development. A review of the Local Plan would be needed to make |
| | development in this location suitable. Site is partly in a mineral safeguarding |
| | area and mitigation of any impacts should be considered. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | | | |
|---------------------|--|--|--|
| | | | |
| Achievability Score | | | |

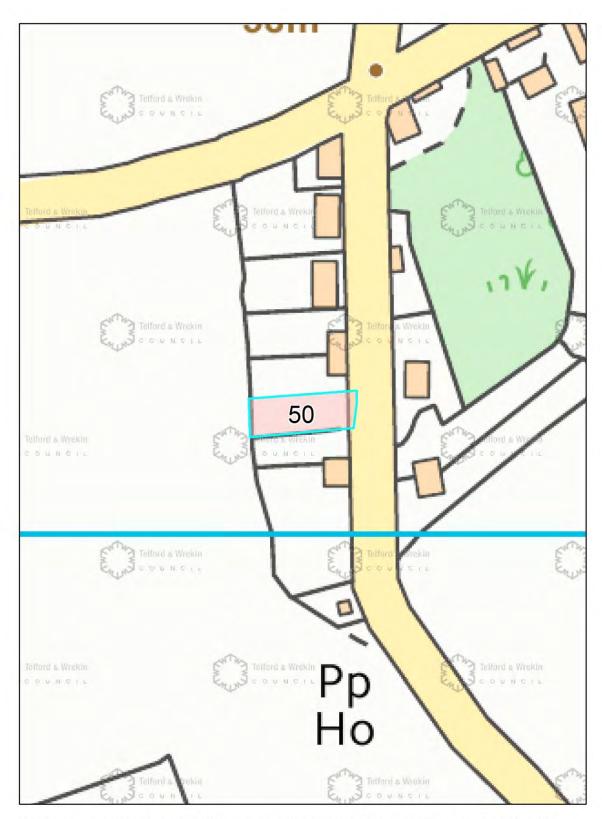
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|---|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | ` |



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| Site Ref | 50 | Site Name | Area at 3 Walcot Road |
|-----------|-------------|------------|---|
| Site Size | 0.049 Ha | Settlement | Rural Settlement |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

| Suitability for | housing | | | | | | |
|------------------|----------------|----------------|-----------|----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| - | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
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| A -l-: l-: :+ | | | | | | | |
| Achievability | | | | | | | |
| A abias abilitas | Caawa | Γ | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| Estimated site | dancity and ti | maframa far d | olivor. | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | 0.5 | | C 10 | | | 11 | |
| Timeframe | 0-5 years | | 6-10 year | rs | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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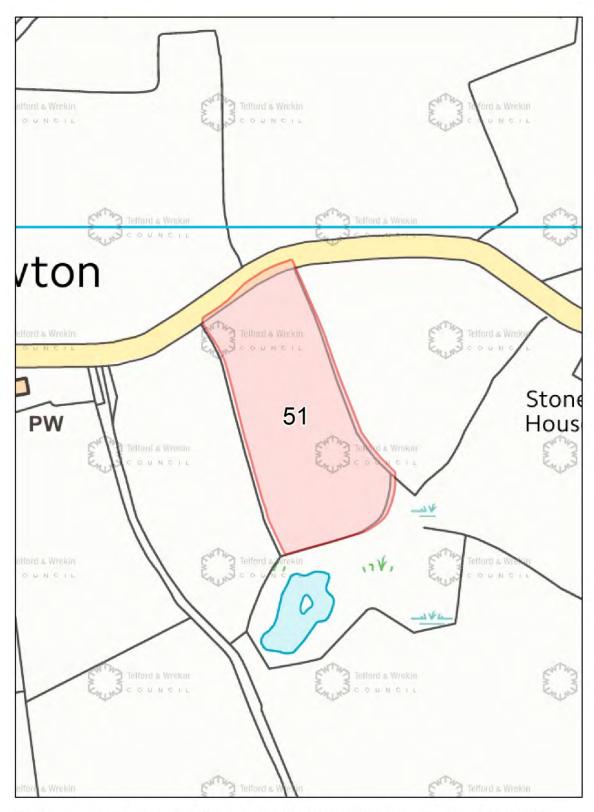
| Site Ref | 51 | Site Name | Land east of Rowton |
|-----------|--------|------------|----------------------|
| Site Size | 1.47ha | Settlement | Open countryside |
| PDL | GR | Comment | Field east of Rowton |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Unnamed suitable rural settlement. |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is in open countryside and outside an unnamed rural settlement, it is not considered suitable for development. A review of the Local Plan would be needed to make development in this location suitable. |
| Suitability Score | Unsuitable |

| Availability | | | |
|--------------------|--|--|--|
| | | | |
| Availability Score | | | |

| Achievability | | | |
|---------------------|--|--|--|
| | | | |
| Achievability Score | | | |

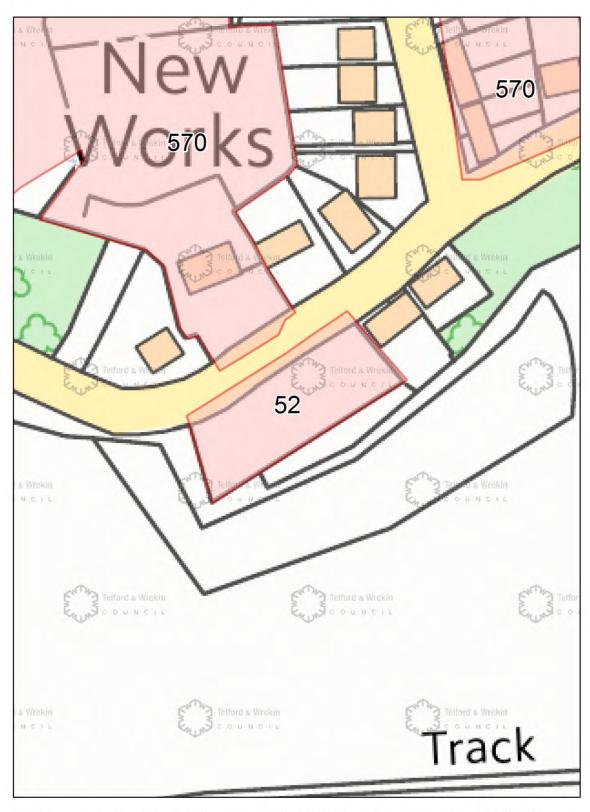
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 52 | Site Name | Land near New Works Lane |
|-----------|---------|------------|---|
| Site Size | 0.225ha | Settlement | Rural settlement |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

| Suitability for | housing | | | | | | |
|------------------|----------------|---------------|----------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| - | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | irs | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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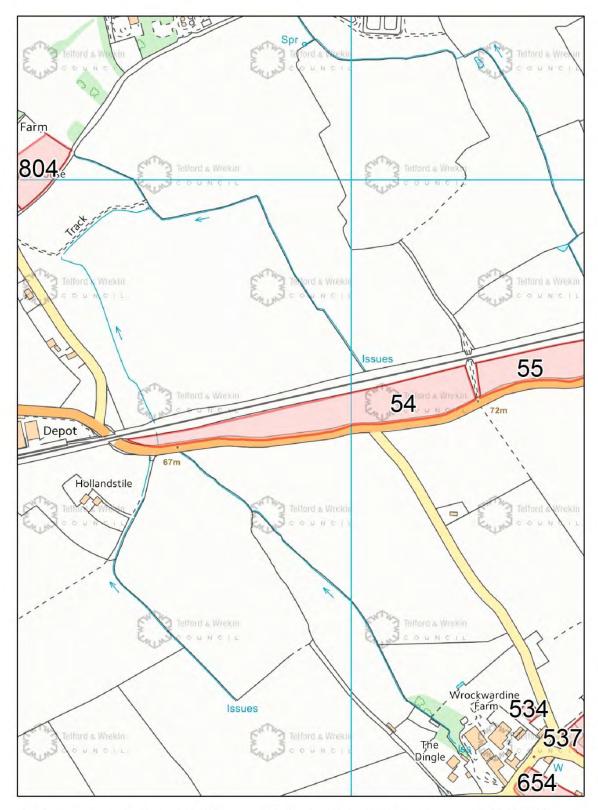
| Site Ref | 54 | Site Name | Land adjacent to railway and opposite sports ground |
|-----------|---------|------------|---|
| Site Size | 2,346ha | Settlement | Open countryside |
| PDL | GR | Comment | Rural land between Walcott and Admaston |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Open countryside | | | | | |
| Policy | Open countryside, Mineral Safeguarding Area | | | | | |
| considerations | | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | Proximity to railway line – noise impacts | | | | | |
| Overall Suitability | As the site is within the open countryside, the site is not considered suitable | | | | | |
| | for development. The site is in a minerals safeguarding area and extraction of | | | | | |
| | the minerals may need consideration before any development takes place. | | | | | |
| Suitability Score | Unsuitable | | | | | |

| Availability | |
|--------------------|--|
| | |
| Availability Score | |
| | |
| | |
| Achievability | |
| | |

Achievability Score

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|---------------|--|---------|------|--|--|------------|--|
| Developable | Net site area | | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



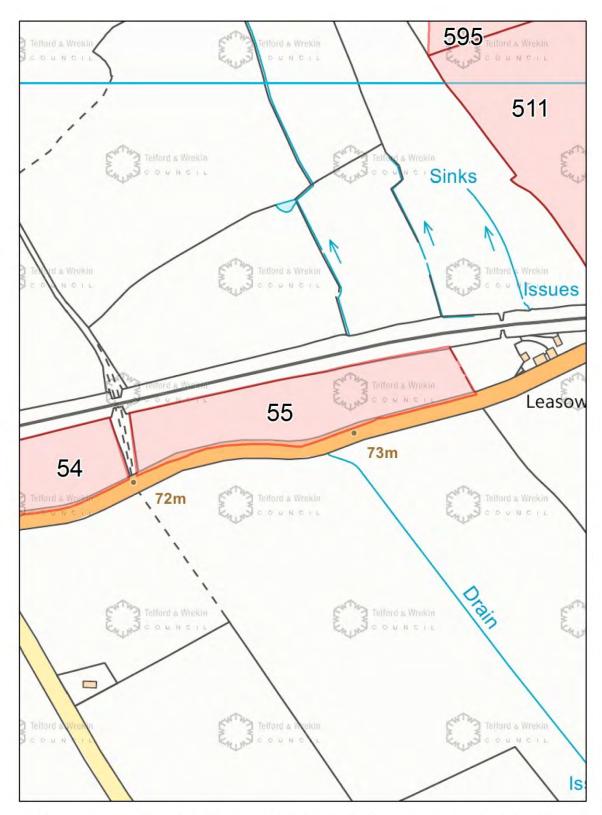
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| Site Ref | 55 | Site Name | Land adjacent to railway and opposite sports ground |
|-----------|--------|------------|---|
| Site Size | 1,51ha | Settlement | Open countryside |
| PDL | GR | Comment | Land between Walcott and Admaston |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside, Mineral Safeguarding Area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | Proximity to railway line |
| Overall Suitability | As the site is within the open countryside, the site is not considered suitable |
| | for development. The site is in a minerals safeguarding area and extraction of |
| | the minerals may need consideration before any development takes place. |
| Suitability Score | Unsuitable |

| Availability | |
|---------------------|--|
| | |
| Availability Score | |
| | |
| Achievability | |
| | |
| Achievability Score | |

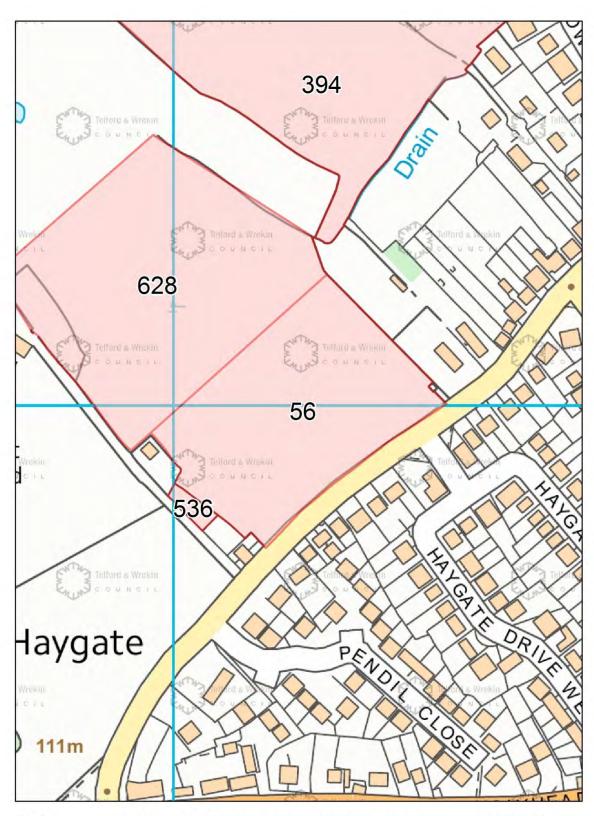
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 56 | Site Name | Land adjoining Haygate Road, Wellington |
|-----------|---------|------------|---|
| Site Size | 1,945ha | Settlement | Open countryside adjacent the Telford urban area. |
| PDL | GR | Comment | Site is part of planning application TWC/2013/1033 which was allowed on appeal but is now subject of a judicial review. See comments on Site 628. |

| Suitability for l | nousing | | | | | | | | | |
|-------------------|-----------------|---------------|---------|------|--|--|------------|--|--|--|
| Location | | | | | | | | | | |
| Policy | | | | | | | | | | |
| considerations | i | | | | | | | | | |
| Physical const | raints | | | | | | | | | |
| Potential Impa | icts | | | | | | | | | |
| Amenity impa | cts | | | | | | | | | |
| Overall Suitabi | pility | | | | | | | | | |
| Suitability Sco | re | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Availability | | | | | | | | | | |
| | | | | | | | | | | |
| Availability Sco | ore | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Achievability | | | | | | | | | | |
| | | | | | | | | | | |
| Achievability S | Score | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Estimated site | density and tip | | elivery | | | | | | | |
| Developable | | Net site area | | | | | | | | |
| area (%) | | | | | | | | | | |
| Density(dph) | | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | | | |
| (dwellings) | | | | | | | | | | |
| Comment | | | | | | | | | | |
| | | | | | | | | | | |



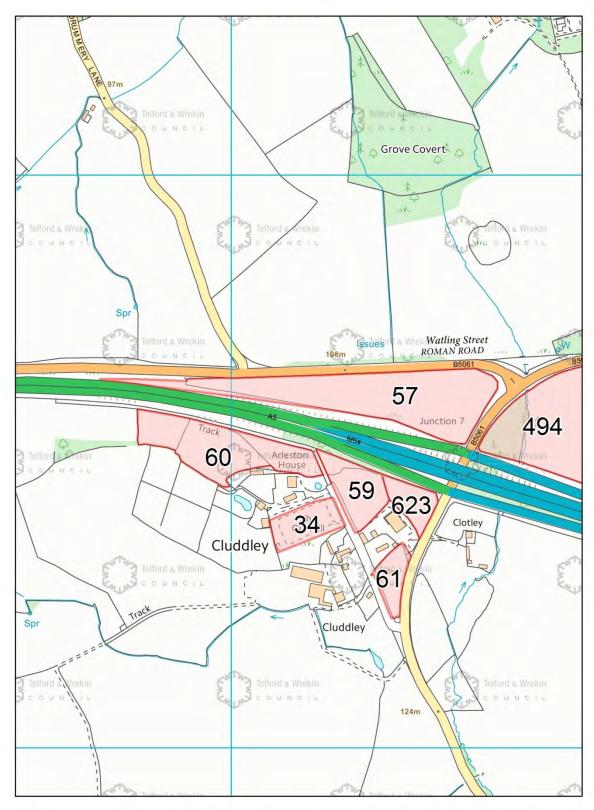
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| Site Ref | 57 | Site Name | Land north west of M54 Junction 7 |
|-----------|-------------|------------|-----------------------------------|
| Site Size | 3.747 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | } |
|-------------------------|--|
| Location | Unnamed rural settlement. |
| Policy | Open countryside, Part of site in in the Mineral Safeguarding Area |
| considerations | |
| Physical constraints | Proximity to M54. Noise sensitive. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is within the open countryside, the site is not considered suitable for development. Part of the site is in a minerals safeguarding area and extraction of the minerals may need consideration before any development takes place. |
| Suitability Score | Unsuitable |

| Availability | |
|---------------------|--|
| · | |
| Availability Score | |
| | |
| | |
| Achievability | |
| | |
| Achievability Score | |

| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------------|---|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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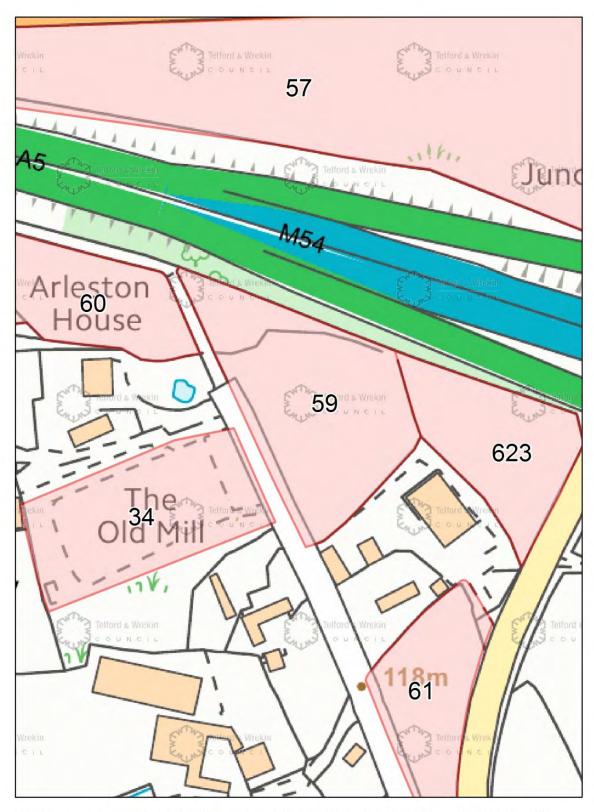
| Site Ref | 59 | Site Name | Land east of Arleston House |
|-----------|-------------|------------|------------------------------|
| Site Size | 0.908 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Part of larger site with 623 |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open Countryside and outside a named rural settlement. Part of the site is |
| considerations | included within a minerals safeguarding area. |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | Site is in close proximity to the M54 – noise impacts |
| Overall Suitability | As a small site in the rural area, away from the suitable settlements, the site is considered unsuitable. A review of the Local Plan would be required to change this. There may also be the requirement some environmental improvement. The site is in a minerals safeguarding area and extraction of the minerals may need consideration before any development takes place. |
| Suitability Score | Unsuitable |

| Availability | | | |
|--------------------|--|--|--|
| | | | |
| Availability Score | | | |

| Achievability | | | |
|---------------------|--|--|--|
| | | | |
| Achievability Score | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | • | | |



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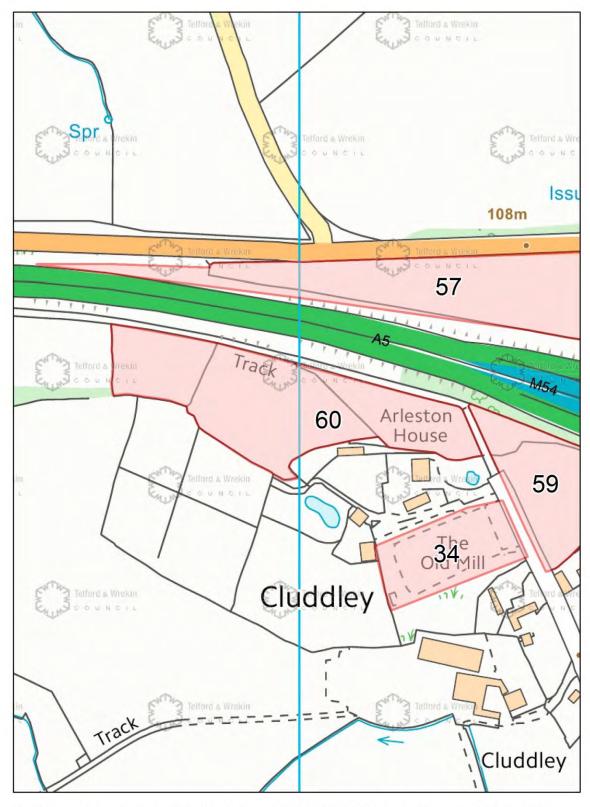
| Site Ref | 60 | Site Name | Land north of Arleston House |
|-----------|-------------|------------|------------------------------|
| Site Size | 2.065 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | 3 |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open countryside and outside a named rural settlement |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | Site is in close proximity to the M54 |
| Overall Suitability | As a small site in the rural area, away from the suitable settlements, the site is considered unsuitable. A review of the Local Plan would be required to change this. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | | | |
|---------------------|--|---|--|
| | | | |
| Achievability Score | | _ | |

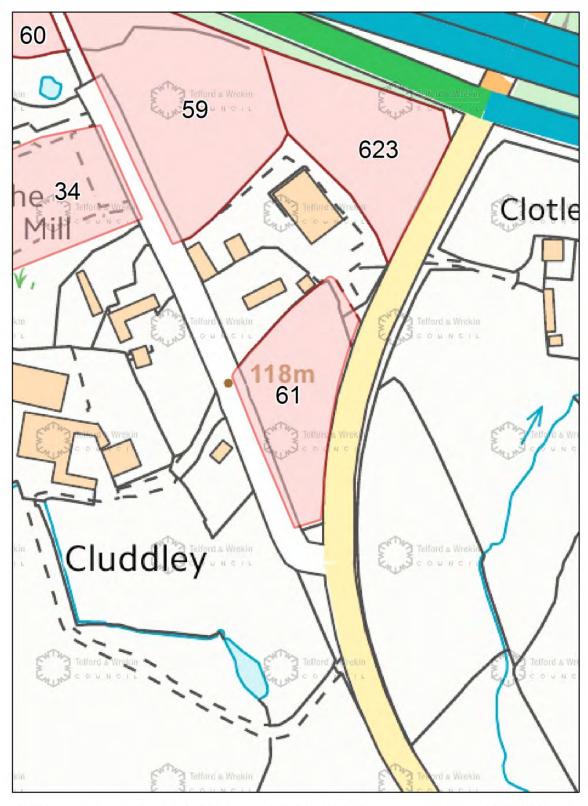
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 61 | Site Name | Land east of Old Mill Lane |
|-----------|-------------|------------|--|
| Site Size | 0.466 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Size not assessed because is below the threshold of 0.5Ha. |

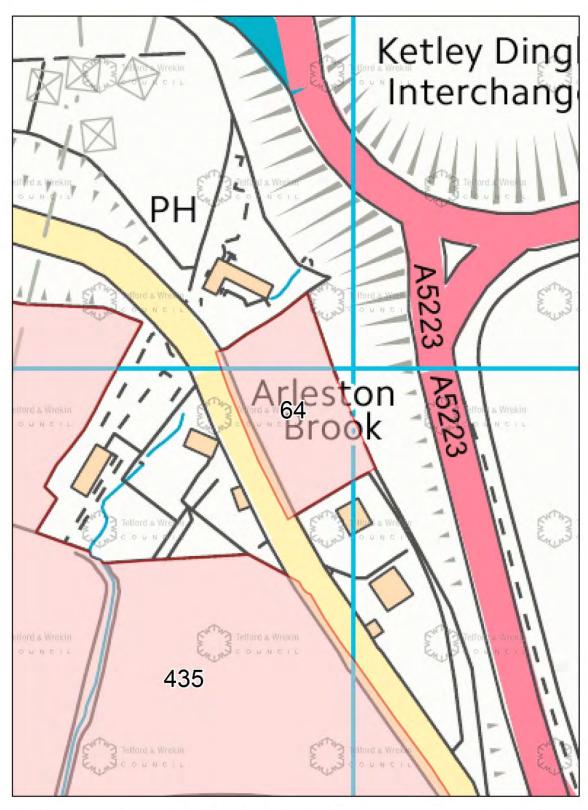
| Suitability for | housing | | | | | | |
|------------------|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
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| Achievability : | Score | | | | | | |
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| Γ <u></u> | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 64 | Site Name | Plot - Arleston |
|-----------|---------|------------|---|
| Site Size | 0.362ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

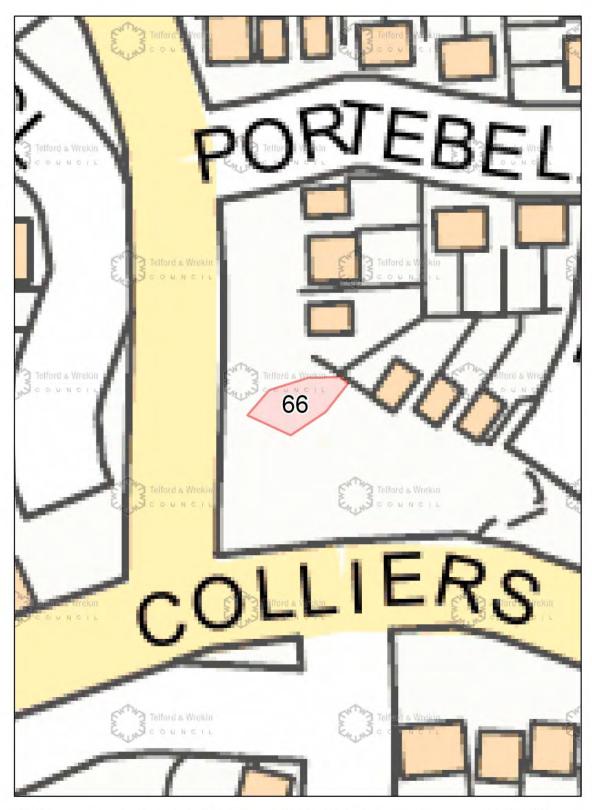
| Suitability for | housing | | | | | | |
|------------------|----------------|---------------|----------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | S | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
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| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 66 | Site Name | Land at Bellpit Road |
|-----------|--------|------------|---|
| Site Size | 0.01ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

| Suitability for l | housing | | | | | |
|-------------------|----------------|---------------|---------|-----|------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | icts | | | | | |
| Amenity impa | cts | | | | | |
| Overall Suitabi | ility | | | | | |
| Suitability Sco | re | | | | | |
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| Availability | | | | | | |
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| Availability Sco | ore | | | | | |
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| Achievability | | | | | | |
| | | | | | | |
| Achievability S | Score | | | | | |
| | | | | | | |
| | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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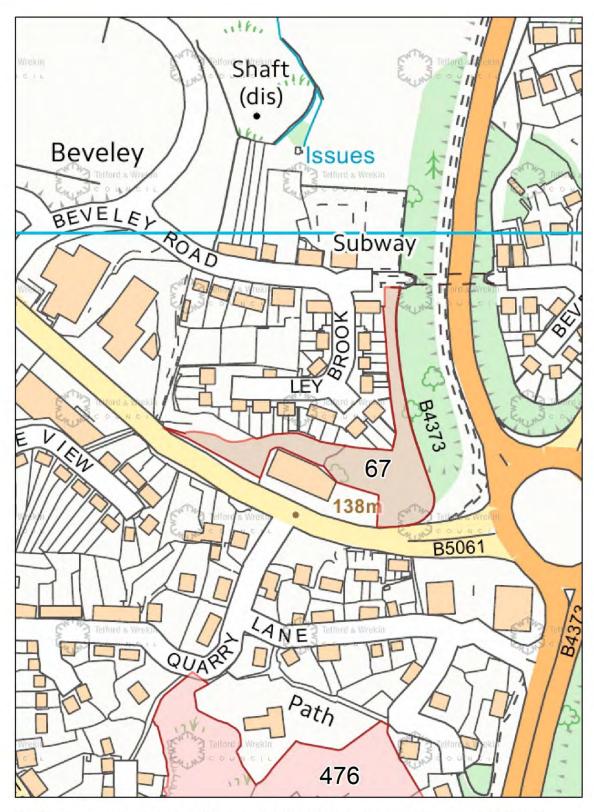
| Site Ref | 67 | Site Name | Land between Holyhead Road and Ley Brook |
|-----------|-------------|------------|--|
| Site Size | 0.541 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | | | |
|-------------------------|---|--|--|--|--|--|--|
| Location | Telford urban area | | | | | | |
| Policy | Most of the site is located in the green network | | | | | | |
| considerations | | | | | | | |
| Physical constraints | Ketley canal runs through the site. | | | | | | |
| Potential Impacts | | | | | | | |
| Amenity impacts | | | | | | | |
| Overall Suitability | As a large part of the site is green network, it is unlikely to be suitable for | | | | | | |
| | development without a review of the Local Plan. | | | | | | |
| Suitability Score | Unsuitable | | | | | | |

| Availability | | | |
|--------------------|--|--|--|
| | | | |
| Availability Score | | | |

| Achievability | | | |
|---------------------|--|--|--|
| | | | |
| Achievability Score | | | |

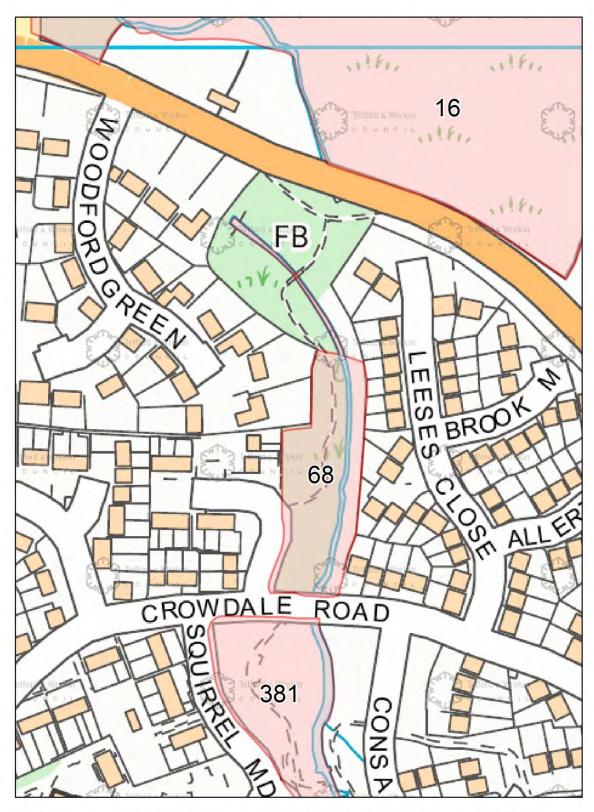
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 68 | Site Name | Land at Crowdale Road |
|-----------|---------|------------|---|
| Site Size | 0.473ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

| Suitability for | housing | | | | | | | | | | |
|------------------|----------------|---------------|---------|------|--|--|------------|--------|--|--|--|
| Location | | | | | | | | | | | |
| Policy | | | | | | | | | | | |
| considerations | | | | | | | | | | | |
| Physical const | raints | | | | | | | | | | |
| Potential Impa | acts | | | | | | | | | | |
| Amenity impa | cts | | | | | | | | | | |
| Overall Suitab | ility | | | | | | | | | | |
| Suitability Sco | re | | | | | | | | | | |
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| Availability | | | | | | | | | | | |
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| Availability Sco | ore | | | | | | | | | | |
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| Achievability | | | | | | | | | | | |
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| Achievability : | Score | | | | | | | | | | |
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| - | | | | | | | | , , | | | |
| | density and ti | meframe for d | elivery | | | | | | | | |
| Developable | | Net site area | | | | | | | | | |
| area (%) | | | | | | | | | | | |
| Density(dph) | | | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | | | | |
| (dwellings) | | | | | | | | | | | |
| Comment | | | | | | | | | | | |



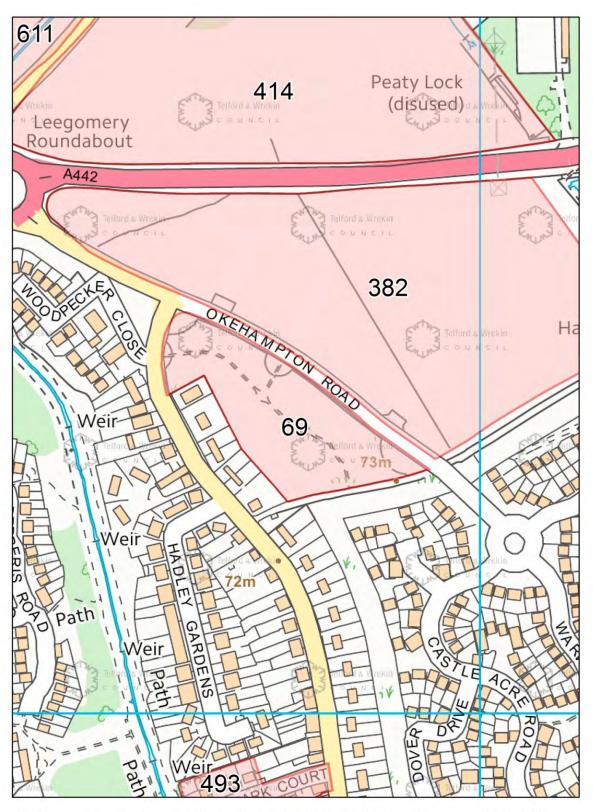
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| Site Ref | 69 | Site Name | Land at Okehampton Road |
|-----------|---------|------------|-------------------------|
| Site Size | 1.651ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | | | | | | | |
|-------------------------|---|--|--|--|--|--|--|
| Location | Telford urban area | | | | | | |
| Policy | The whole of the site is designated Green Network. | | | | | | |
| considerations | | | | | | | |
| Physical constraints | A footpath runs across the site. | | | | | | |
| Potential Impacts | Potential impacts upon recreation | | | | | | |
| Amenity impacts | | | | | | | |
| Overall Suitability | As the whole site is green network, it is unlikely to be suitable for | | | | | | |
| | development without a review of the Local Plan. | | | | | | |
| Suitability Score | Unsuitable | | | | | | |

| Availability | | |
|---------------------|--|--|
| | | |
| Availability Score | | |
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| | | |
| Achievability | | |
| | | |
| Achievability Score | | |

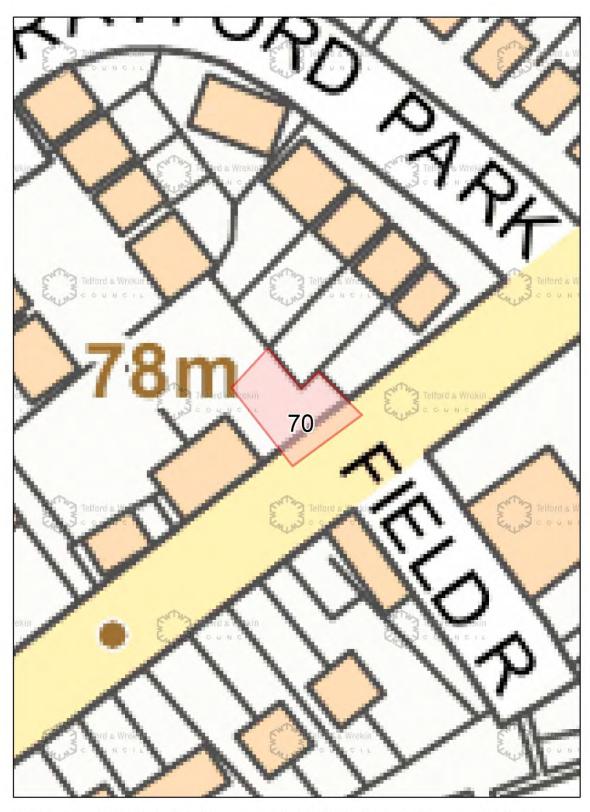
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 70 | Site Name | Land at Wellington Road |
|-----------|---------|------------|---|
| Site Size | 0.022ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha |

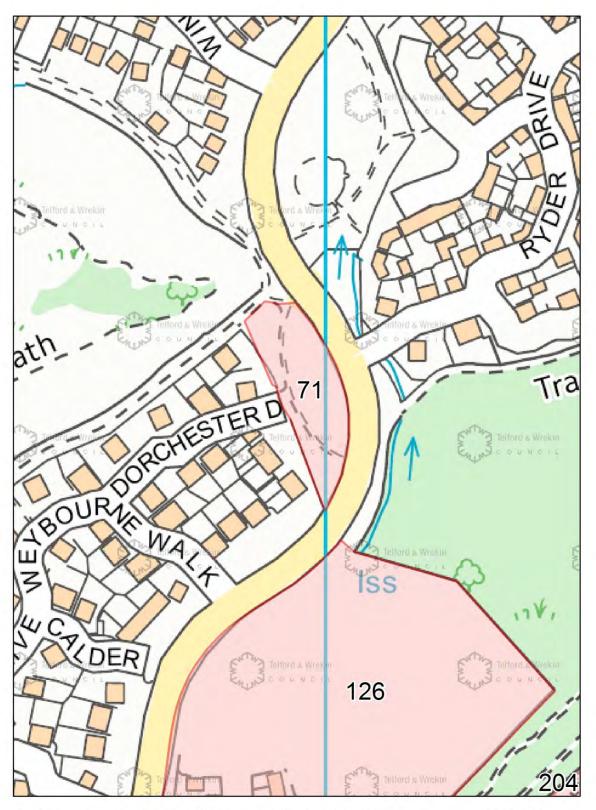
| Suitability for | housing | | | | | | | | | | |
|------------------|----------------|---------------|---------|------|--|--|------------|--------|--|--|--|
| Location | | | | | | | | | | | |
| Policy | | | | | | | | | | | |
| considerations | | | | | | | | | | | |
| Physical const | raints | | | | | | | | | | |
| Potential Impa | acts | | | | | | | | | | |
| Amenity impa | cts | | | | | | | | | | |
| Overall Suitab | ility | | | | | | | | | | |
| Suitability Sco | re | | | | | | | | | | |
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| Availability | | | | | | | | | | | |
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| Availability Sco | ore | | | | | | | | | | |
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| Achievability | | | | | | | | | | | |
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| Achievability : | Score | | | | | | | | | | |
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| - | | | | | | | | , , | | | |
| | density and ti | meframe for d | elivery | | | | | | | | |
| Developable | | Net site area | | | | | | | | | |
| area (%) | | | | | | | | | | | |
| Density(dph) | | | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | | | | |
| (dwellings) | | | | | | | | | | | |
| Comment | | | | | | | | | | | |



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| 71 | Site Name | Land at Marshbrook Way |
|-------|-------------|---|
| | | |
| 0.294 | Settlement | Telford |
| На | | |
| GR | Comment | The site is below the threshold of 0.5Ha. |
| | 0.294 Ha | 0.294 Settlement Ha |

| Suitability for | housing | | | | | | |
|------------------|----------------|---------------|---------|------|---|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| - | | | | | | | |
| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | - | | | - | | |



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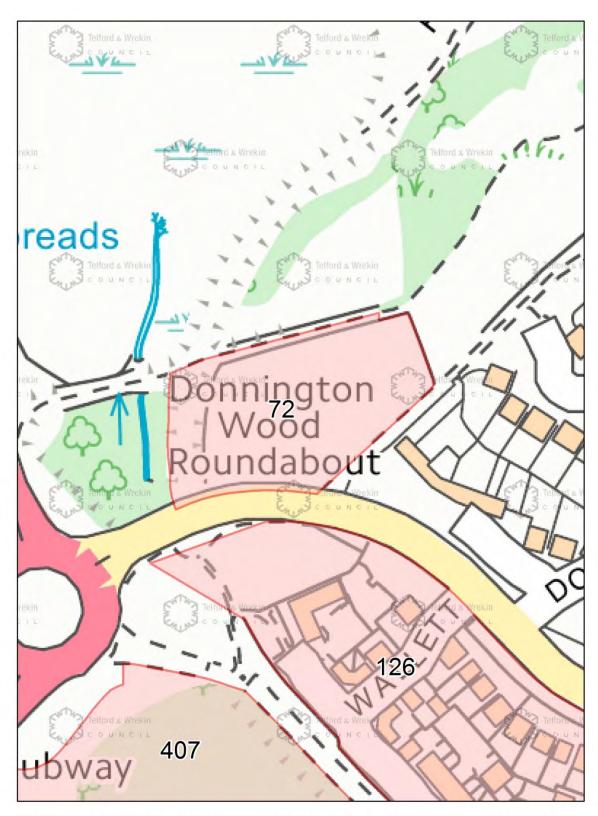
| Site Ref | 72 | Site Name | Land off Marshbrook Way |
|-----------|-------------|------------|-------------------------|
| Site Size | 0.663 ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | The site is designated as Green Network and a Local Wildlife Site |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is covered by the Green Network where development is not supported in principle. For this to be lifted, there would need to be a review of the local plan. The site is ecologically valuable too. It is therefore unsuitable. |
| Suitability Score | Unsuitable |

| Availability | |
|--------------------|---|
| | |
| Availability Score | |
| | _ |
| | |
| Achievability | |

| Actilevability | |
|---------------------|--|
| | |
| | |
| Achievability Score | |
| Hernevability Score | |
| | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|---------------|--|--------|------|--|--|------------|--|
| Developable | Net site area | | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



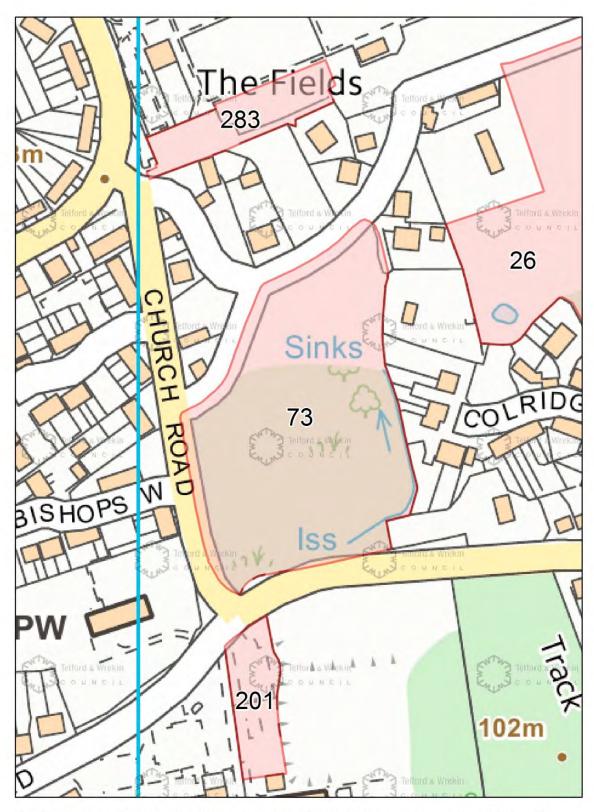
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| Site Ref | 73 | Site Name | Paddock at Church Road |
|-----------|----------|------------|------------------------|
| Site Size | 0.1547ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | The site is designated as Green Network and a Local Wildlife Site |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is covered by the green network and therefore is unsuitable. For this |
| | to be lifted, there would need to be a review of the local plan. |
| Suitability Score | Unsuitable |

| Availability | |
|---------------------|--|
| | |
| Availability Score | |
| | |
| | |
| Achievability | |
| | |
| Achievability Score | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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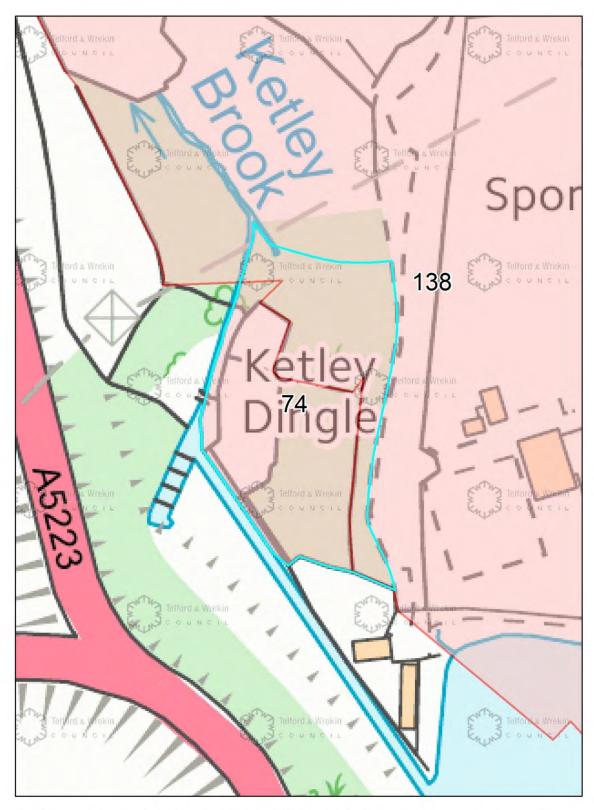
| Site Ref | 74 | Site Name | Land at Ketley Dingle |
|-----------|---------|------------|-----------------------|
| Site Size | 0.594ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | The site is designated as Green Network |
| considerations | |
| Physical constraints | Flood zone 2 and 3 |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a large part of the site is Green Network and has flood zones covering it, it |
| | is unlikely to be suitable for development without environmental |
| | management and a review of the Local Plan. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | |
|---------------------|--|
| | |
| Achievability Score | |

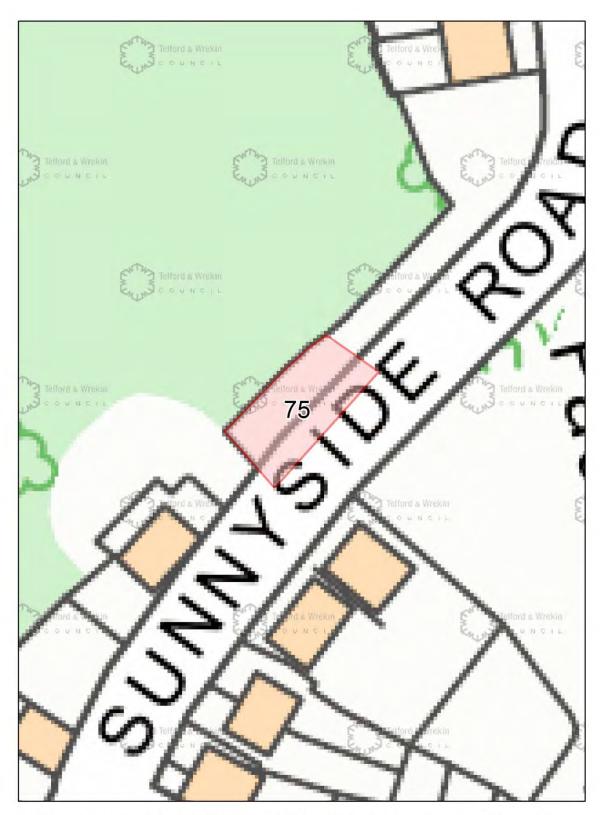
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | | | | |



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| Site Ref | 75 | Site Name | Land at Sunnyside Road |
|-----------|---------|------------|---|
| Site Size | 0.032ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

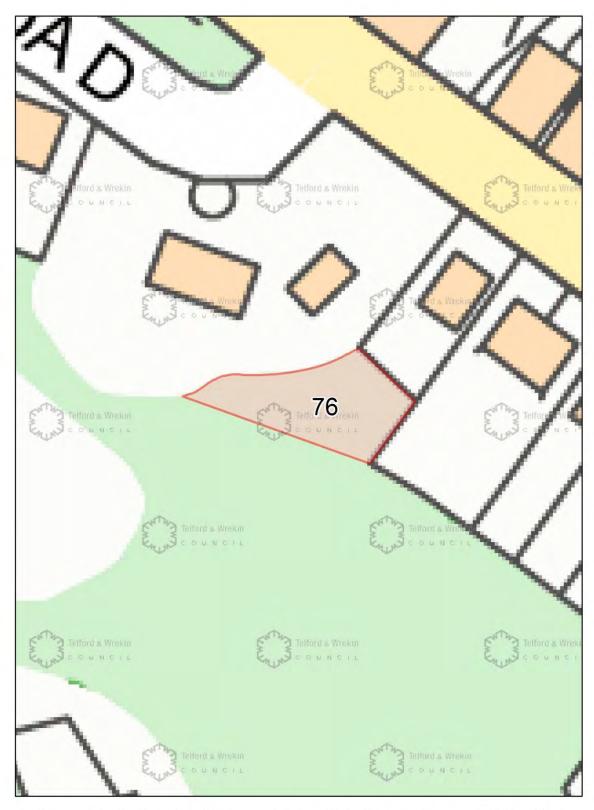
| Suitability for | housing | | | | | | |
|------------------|----------------|----------------|---------|------|---|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | | T | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for de | elivery | | 1 | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 76 | Site Name | Land at rear of Lyndun House, Mount View Road |
|-----------|------------|------------|---|
| Site Size | 0.04 Ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

| Suitability for | housing | | | | | |
|------------------|---|----------------|----------|----|------------|---|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | | | | | | |
| Amenity impa | | | | | | |
| Overall Suitab | | | | | | |
| Suitability Sco | re | | | | | |
| | | <u></u> | | | | |
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| Availability | | | | | | |
| | | | | | | |
| Availability Sco | ore | | | | | |
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| A -l-: l-: l:+ | | | | | | |
| Achievability | | | | | | |
| A chiovahility | Scoro | | | | | |
| Achievability : | Score | | | | | |
| | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | |
| Developable | density and th | Net site area | CityCity | | | |
| area (%) | | ivet site area | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | rs | 11 years + | |
| (dwellings) | , | | , | | , | |
| Comment | | 1 | | | | • |



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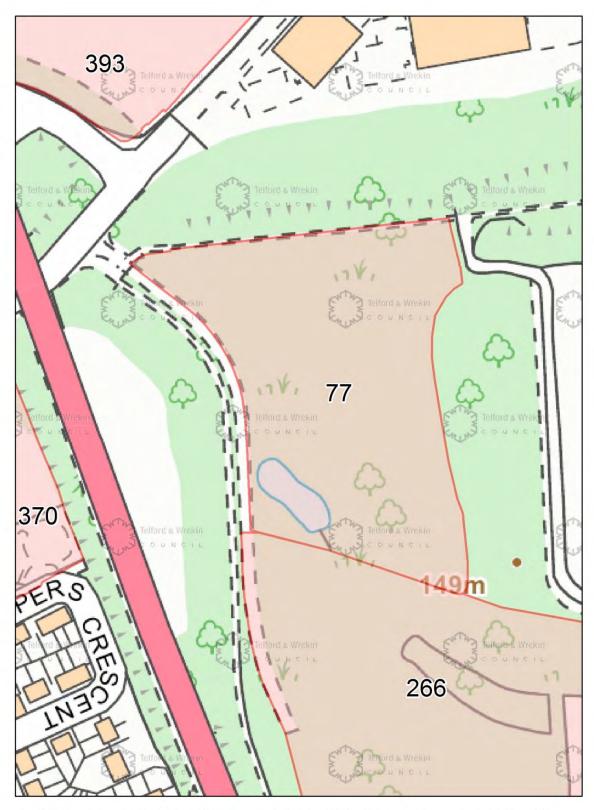
| Site Ref | 77 | Site Name | Land at Redhill Way, Donnington |
|-----------|---------|------------|---------------------------------|
| Site Size | 2.046ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | The site is designated as Green Network and a Local Wildlife Site |
| considerations | |
| Physical constraints | Mineshafts |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is covered by the green network with mineshafts on the site, |
| | therefore is unsuitable. Any mitigation would be a review of the Local Plan |
| | and environmental improvement. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |
| | | |
| | | |

| Achievability | |
|---------------------|--|
| | |
| Achievability Score | |

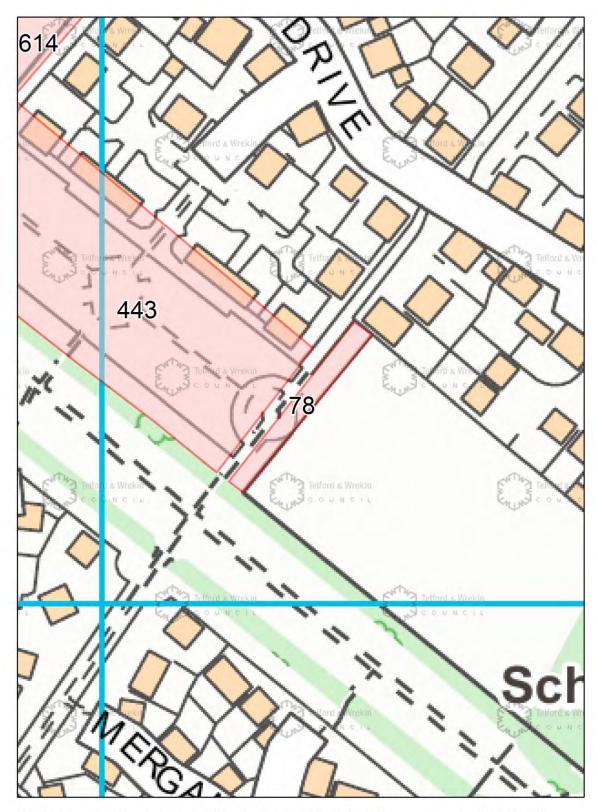
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | • | | |



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| Site Ref | 78 | Site Name | Land off Eider Drive |
|-----------|--------|------------|---|
| Site Size | 0.05ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

| Suitability for | housing | | | | | | |
|------------------|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| - | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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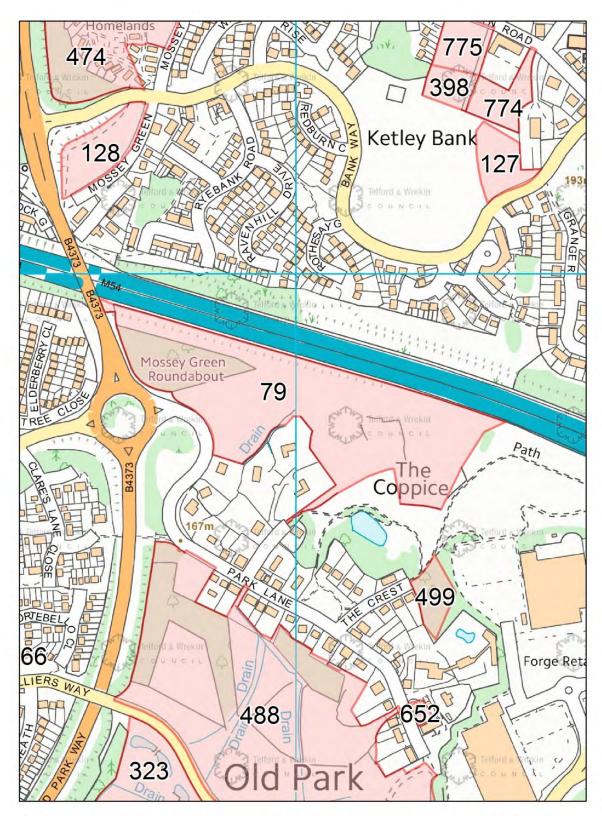
| Site Ref | 79 | Site Name | Land south of M54, Park Lane, Old Park |
|-----------|---------|------------|--|
| Site Size | 4.934ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Telford urban area | | | | | |
| Policy | The site is designated as Green Network | | | | | |
| considerations | | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | As the site is covered by the Green Network therefore it is unsuitable. Any | | | | | |
| | mitigation would be a review of the Local Plan and environmental | | | | | |
| | improvement. | | | | | |
| Suitability Score | Unsuitable | | | | | |

| Availability | | | |
|--------------------|---|--|--|
| | | | |
| Availability Score | | | |
| | ' | | |
| | | | |

| Achievability | |
|---------------------|--|
| | |
| Achievability Score | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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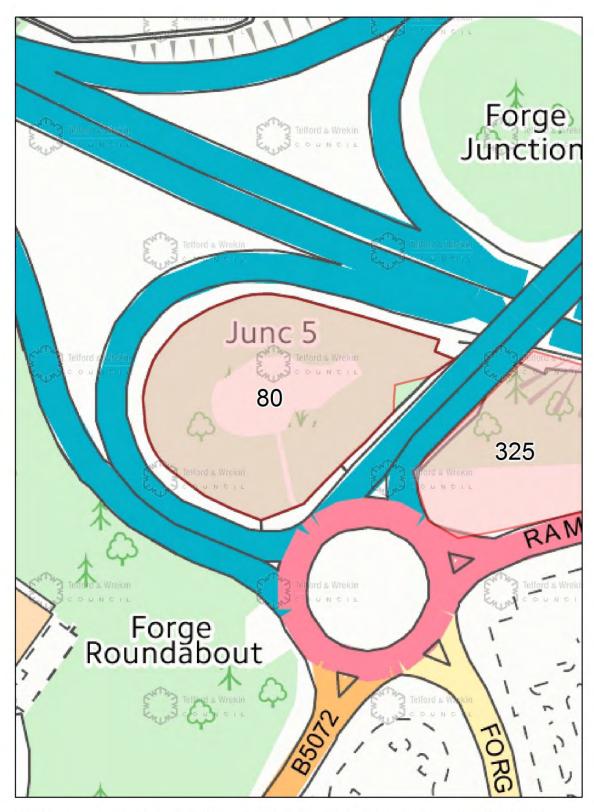
| Site Ref | 80 | Site Name | Land at Forge Junction |
|-----------|-------------|------------|------------------------|
| Site Size | 1.209 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | | | |
|-------------------------|--|--|--|--|--|--|--|
| Location | Telford urban area | | | | | | |
| Policy | The site is designated as Green network | | | | | | |
| considerations | | | | | | | |
| Physical constraints | | | | | | | |
| Potential Impacts | | | | | | | |
| Amenity impacts | | | | | | | |
| Overall Suitability | The site is covered by the green network and therefore is unsuitable. For this | | | | | | |
| | to be lifted, there would need to be a review of the local plan. | | | | | | |
| Suitability Score | Unsuitable | | | | | | |

| Availability | | | |
|--------------------|--|--|--|
| | | | |
| Availability Score | | | |

| Achievability | | |
|---------------------|--|--|
| | | |
| Achievability Score | | |

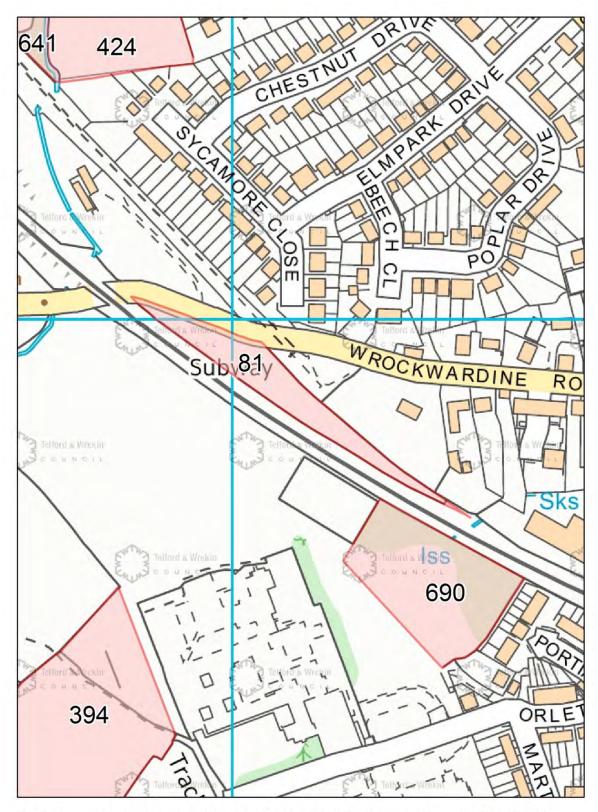
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | • | | |



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| Site Ref | 81 | Site Name | Land off Wrockwardine Road |
|-----------|-------------|------------|---|
| Site Size | 0.413 Ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

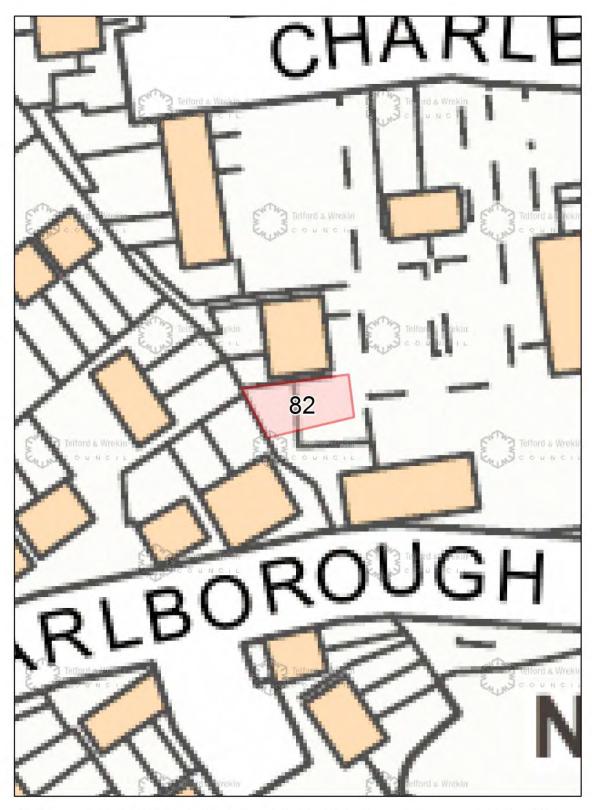
| Suitability for | housing | | | | | | |
|---------------------|----------------|---------------|---------|------|---|------------|---|
| Location | ino doming | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| | | | | | | | |
| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| A 1 . 1 .1 | | | | | | | |
| Achievability | | | | | | | |
| A = =:=:== =: :#::. | C | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| Estimated site | doncity and ti | meframe for d | olivory | | | | |
| Developable | density and ti | Net site area | elivery | | | | |
| area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | arc | Ι | 11 years + | l |
| (dwellings) | o s years | | 0 10 yc | 2013 | | TI years ? | |
| Comment | | I | | | 1 | | 1 |



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| Site Ref | 82 | Site Name | Land adjacent to 43 Charlecote Park |
|-----------|-------------|------------|---|
| Site Size | 0.014 Ha | Settlement | Telford |
| PDL | BR | Comment | The site is below the threshold of 0.5Ha. |

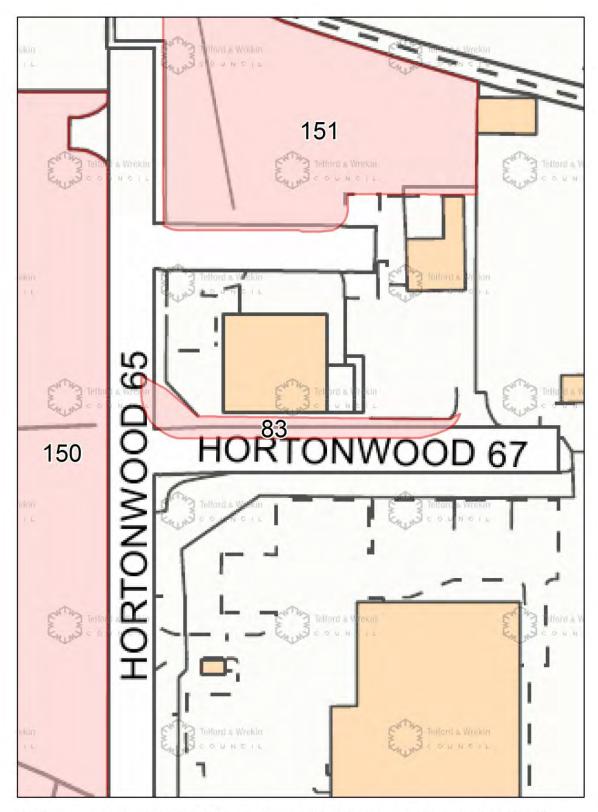
| Suitability for | housing | | | | | | |
|---------------------|----------------|---------------|---------|------|---|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
| | | | | | | | |
| A 1 . 1 .1 | | | | | | | |
| Achievability | | | | | | | |
| A = =:=:== =: :#::. | C | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| Estimated site | doncity and ti | meframe for d | olivory | | | | |
| Developable | density and ti | Net site area | elivery | | | | |
| area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | arc | Ι | 11 years + | l |
| (dwellings) | o s years | | 0 10 yc | 2013 | | TI years ? | |
| Comment | | I | | | 1 | | 1 |



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| Site Ref | 83 | Site Name | Land at Hortonwood 66 |
|-----------|-------|------------|---|
| Site Size | 0.087 | Settlement | Telford |
| | Ha | | |
| PDL | BR | Comment | The site is below the threshold of 0.5Ha. |

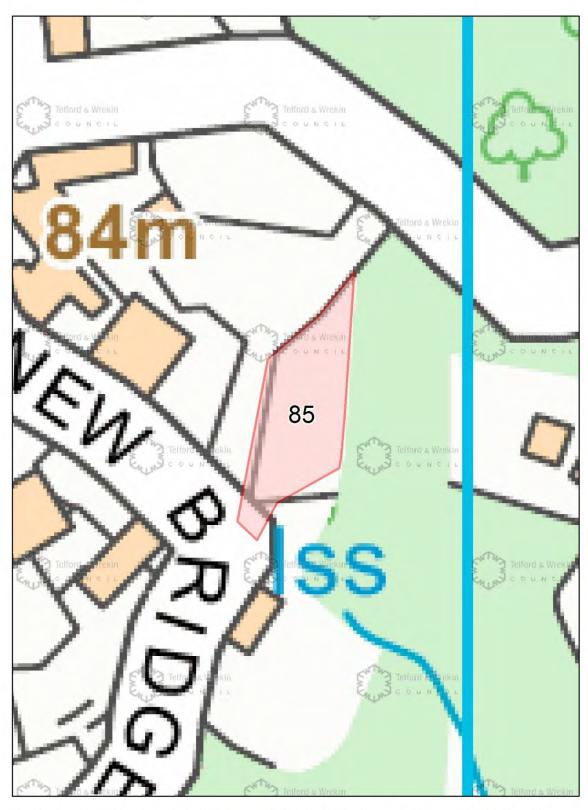
| Suitability for I | housing | | | | | | |
|-------------------|----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical consti | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability Scor | re | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| Achievability | | | | | | | |
| Achievability S | Score | | | | | | |
| Actile vability 3 | bcore | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | , | Net site area | , | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 85 | Site Name | Land at Jockey Bank |
|-----------|-------|------------|---|
| | | | |
| Site Size | 0.048 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

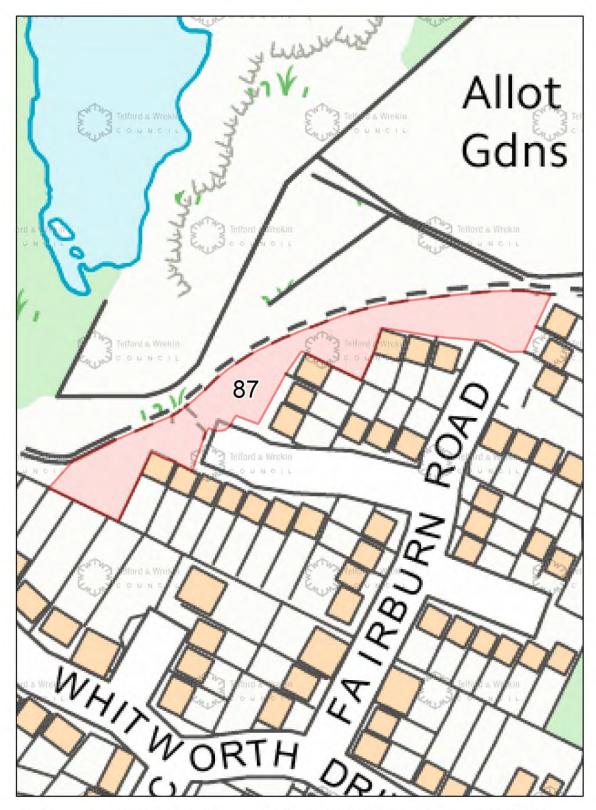
| Cuitability for bassing | | | | |
|----------------------------|-----------------|------------|------------|--|
| Suitability for housing | | | | |
| Location | | | | |
| Policy | | | | |
| considerations | | | | |
| Physical constraints | | | | |
| Potential Impacts | | | | |
| Amenity impacts | | | | |
| Overall Suitability | | | | |
| Suitability Score | | | | |
| | | | | |
| | | | | |
| Availability | | | | |
| , | | | | |
| Availability Score | | | | |
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| Achievability | | | | |
| · | | | | |
| Achievability Score | | | | |
| , | | | | |
| - | | | | |
| Estimated site density and | timeframe for d | lelivery | | |
| Developable | Net site area | - | | |
| area (%) | | | | |
| Density(dph) | | | | |
| Timeframe 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | o 10 years | II years | |
| Comment | | | | |



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| Site Ref | 87 | Site Name | Land off Cotswold Drive/Fairburn Road |
|-----------|-------------|------------|---|
| Site Size | 0.284 Ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

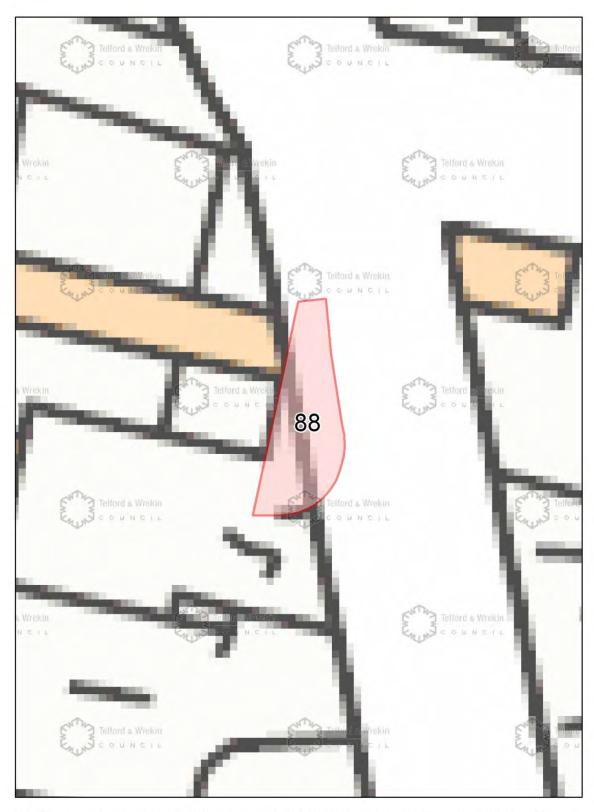
| Suitability for | housing | | | | | | |
|------------------|----------------|---------------|---------|------|--|------------|---|
| Location | ilousing | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | | | | | | | |
| Suitability Sco | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| - | | | | | | | |
| Availability Sco | ore | | | | | | |
| | · | • | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | , |
| | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 88 | Site Name | Land at Priorslee Village |
|-----------|-------------|------------|---|
| Site Size | 0.009 Ha | Settlement | Telford |
| PDL | BR | Comment | The site is below the threshold of 0.5Ha. |

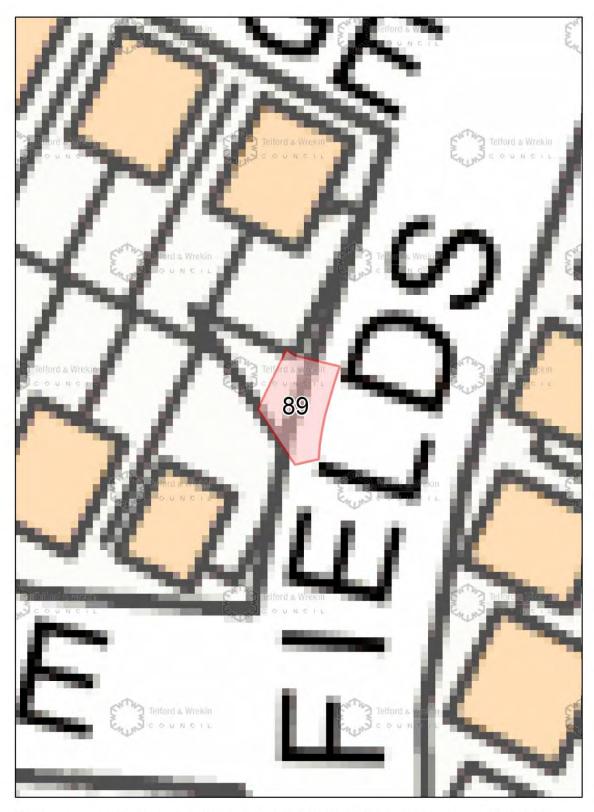
| Suitability for | housing | | | | | | |
|------------------|----------------|---------------|---------|------|--|------------|---|
| Location | ilousing | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | | | | | | | |
| Suitability Sco | | | | | | | |
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| | | | | | | | |
| Availability | | | | | | | |
| - | | | | | | | |
| Availability Sco | ore | | | | | | |
| | · | • | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | , |
| | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 89 | Site Name | Land off Randlay Fields |
|-----------|-------------|------------|---|
| Site Size | 0.004 Ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

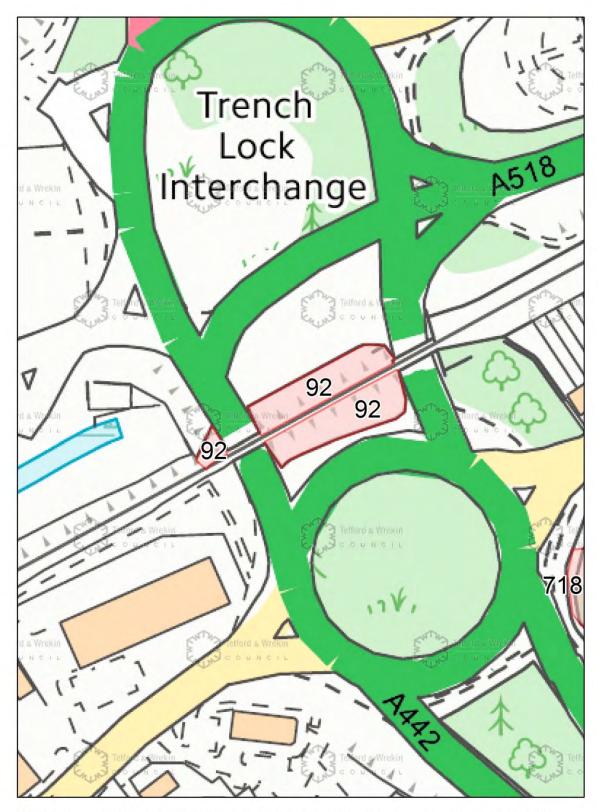
| Suitability for | housing | | | | | | | | |
|---|-----------|---------------|------------|--|------------|--|--|--|--|
| Location | | | | | | | | | |
| Policy | | | | | | | | | |
| considerations | | | | | | | | | |
| Physical const | | | | | | | | | |
| Potential Impa | acts | | | | | | | | |
| Amenity impa | | | | | | | | | |
| Overall Suitability | | | | | | | | | |
| Suitability Sco | re | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| Availability | | | | | | | | | |
| | | | | | | | | | |
| Availability Sco | ore | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| Achievability | | | | | | | | | |
| | | 1 | | | | | | | |
| Achievability Score | | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| Estimated site density and timeframe for delivery | | | | | | | | | |
| Developable | | Net site area | | | | | | | |
| area (%) | | | | | | | | | |
| Density(dph) | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | | | | |
| (dwellings) | | | | | | | | | |
| Comment | | | | | | | | | |



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| Site Ref | 92 | Site Name | Land at Trench Lock Interchange |
|-----------|-------------|------------|---|
| Site Size | 0.196 Ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

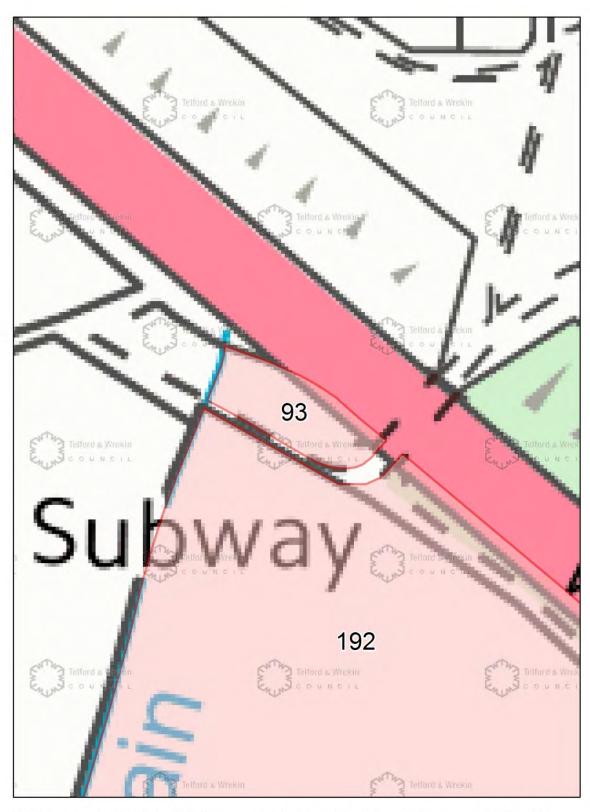
| Suitability for | housing | | | | | | | | |
|---|---------------------|---------------|---------|------|--|--|------------|---|--|
| Location | | | | | | | | | |
| Policy | | | | | | | | | |
| considerations | | | | | | | | | |
| Physical const | | | | | | | | | |
| Potential Impa | acts | | | | | | | | |
| Amenity impa | | | | | | | | | |
| Overall Suitab | Overall Suitability | | | | | | | | |
| Suitability Sco | re | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| Availability | | | | | | | | | |
| | | | | | | | | | |
| Availability Sco | ore | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| Achievability | | | | | | | | | |
| | | | | | | | | | |
| Achievability : | Score | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| Estimated site density and timeframe for delivery | | | | | | | | | |
| Developable | | Net site area | | | | | | | |
| area (%) | | | | | | | | | |
| Density(dph) | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | | |
| (dwellings) | | | | | | | | | |
| Comment | | | | | | | | • | |



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| Site Ref | 93 | Site Name | Land off Whitchurch Drive |
|-----------|-------------|------------|---|
| Site Size | 0.032 Ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

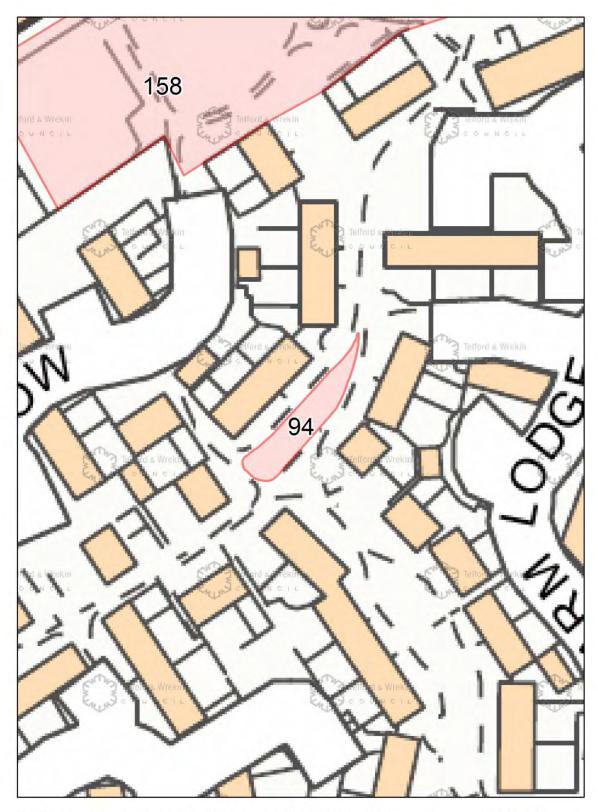
| Suitability for | housing | | | | | | | | |
|--------------------|---------------------|----------------|------------|--|--|------------|----------|--|--|
| Location | liousing | | | | | | | | |
| Policy | | | | | | | | | |
| considerations | 5 | | | | | | | | |
| Physical const | | | | | | | | | |
| Potential Impa | | | | | | | | | |
| Amenity impa | cts | | | | | | | | |
| | Overall Suitability | | | | | | | | |
| Suitability Sco | re | | | | | | | | |
| | | <u></u> | | | | | | | |
| | | | | | | | | | |
| Availability | | | | | | | | | |
| | | | | | | | | | |
| Availability Sco | ore | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| Achievability | | | | | | | | | |
| A ala: aa la: l: # | C | | | | | | | | |
| Achievability : | Score | J | | | | | | | |
| | | | | | | | | | |
| Estimated site | doncity and ti | meframe for d | olivony | | | | | | |
| Developable | density and ti | Net site area | elivery | | | | | | |
| area (%) | | ivet site area | | | | | | | |
| Density(dph) | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | | 11 years + | | | |
| (dwellings) | 3 7 5 3 7 5 3 1 5 | | 2 10 years | | | | | | |
| Comment | | | | | | | <u> </u> | | |



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| Site Ref | 94 | Site Name | Land at Stone Row/Farm Lodge Grove |
|-----------|------------|------------|---|
| Site Size | 0.03 Ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

| Suitability for | housing | | | | | | |
|---------------------|----------------|---------------|---------|------|---|------------|---|
| Location | ino doming | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
| | | | | | | | |
| A 1 . 1 .1 | | | | | | | |
| Achievability | | | | | | | |
| A = =:=:== =: :#::. | C | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| Estimated site | doncity and ti | meframe for d | olivory | | | | |
| Developable | density and ti | Net site area | elivery | | | | |
| area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | arc | Ι | 11 years + | l |
| (dwellings) | o s years | | 0 10 yc | 2013 | | TT years ? | |
| Comment | | I | | | 1 | | 1 |



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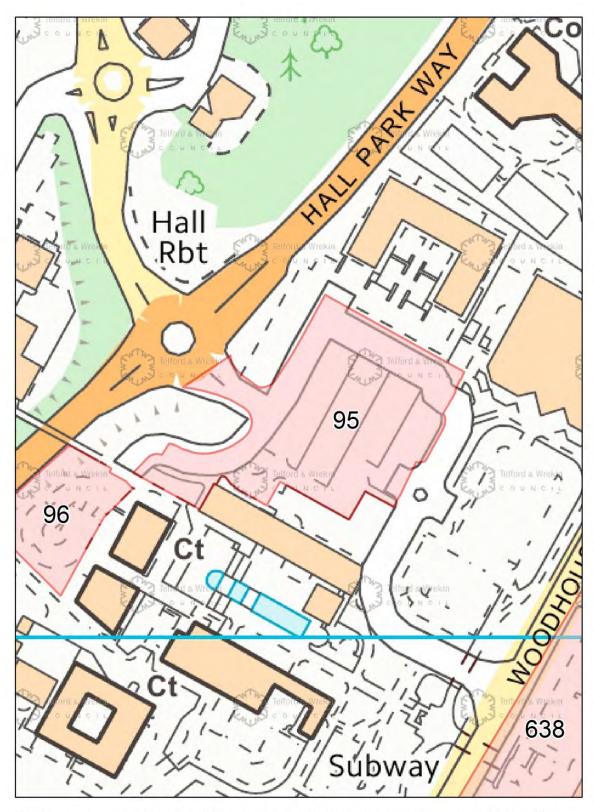
| Site Ref | 95 | Site Name | Hall Park car park off Hall Park Way |
|-----------|-------------|------------|--------------------------------------|
| Site Size | 0.997 Ha | Settlement | Telford |
| PDL | BR | Comment | |

| Suitability for housing | 3 |
|-------------------------|--|
| Location | Telford Urban Area |
| Policy | Strategic employment area |
| considerations | |
| Physical constraints | Mineshafts |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is within the protected strategic employment area and therefore the site is unlikely to be suitable for residential development. There are other constraints on the site that would need to be addressed. |
| Suitability | Unsuitable |

| Availability | |
|--------------|--|
| | |
| Availability | |

| Achievability | |
|---------------|--|
| | |
| Achievability | |

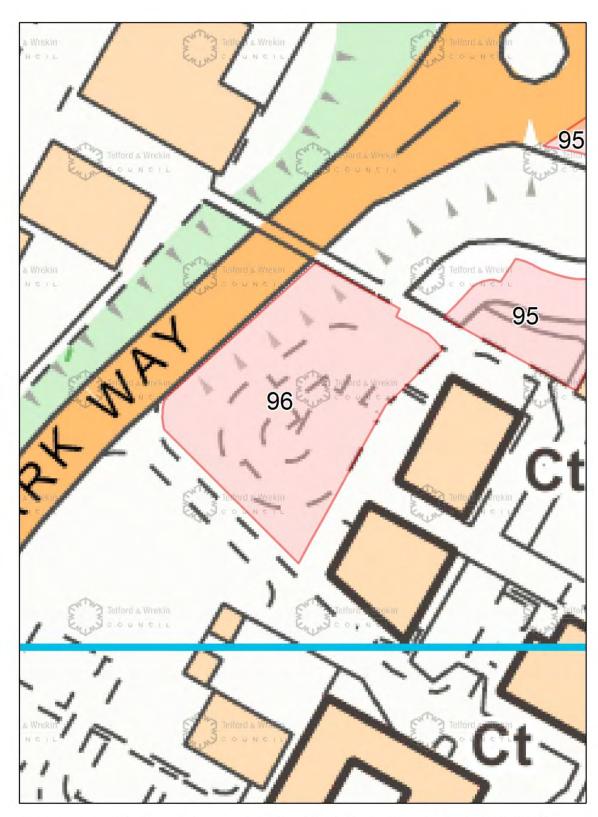
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 96 | Site Name | Car park west of County Courts, Town Centre |
|-----------|-------------|------------|---|
| Site Size | 0.287 Ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

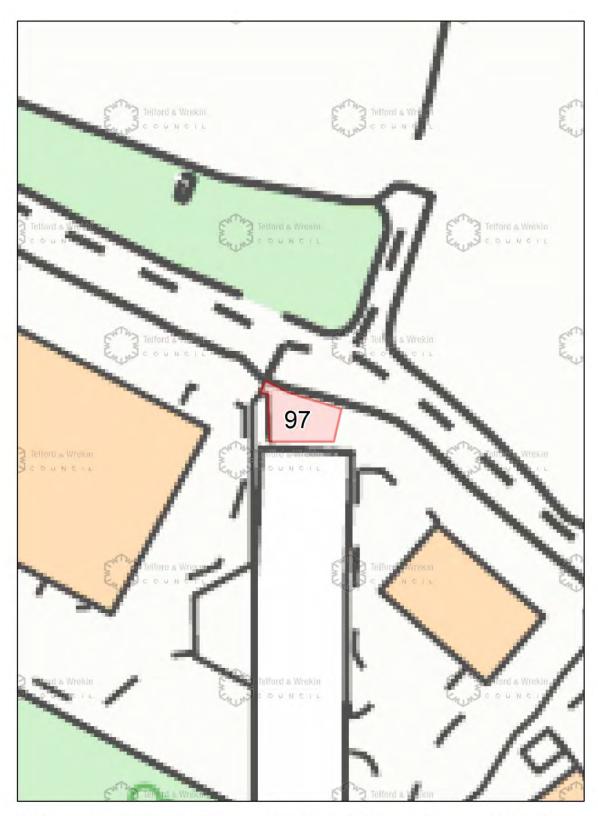
| Suitability for | housing | | | | | | |
|------------------|----------------|----------------|-----------|----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| - | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
| | | | | | | | |
| A -l-: l-: :+ | | | | | | | |
| Achievability | | | | | | | |
| A abias abilitas | Caawa | Γ | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| Estimated site | dancity and ti | maframa far d | olivor. | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | 0.5 | | C 10 | | | 11 | |
| Timeframe | 0-5 years | | 6-10 year | rs | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 97 | Site Name | Land off Hortonwood 50 |
|-----------|------------|------------|---|
| Site Size | 0.01 Ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

| Suitability for h | nusing | | | | | | |
|-------------------|----------------|---------------|---------|------|--|------------|---|
| Location | Ousing | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constra | aints | | | | | | |
| Potential Impac | cts | | | | | | |
| Amenity impac | | | | | | | |
| Overall Suitabil | ity | | | | | | |
| Suitability | | | | | | | |
| | | | | | | | |
| | | | | | | | _ |
| Availability | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
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| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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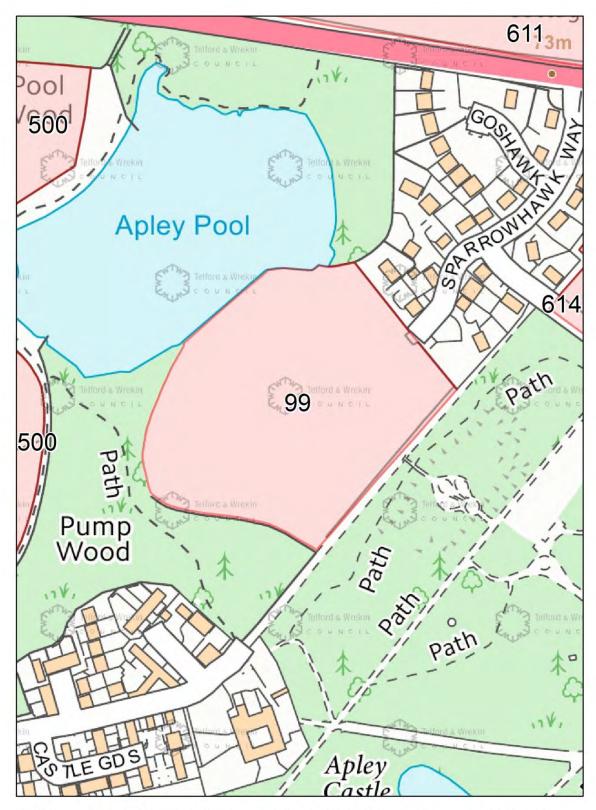
| Site Ref | 99 | Site Name | Land north of Apley Castle off Sparrowhawk Way |
|-----------|-------------|------------|--|
| Site Size | 2.796 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | The site is designated as Green Network, part of a Local Wildlife Site and |
| considerations | proposed Local Nature Reserve |
| Physical constraints | Tree Preservation Orders |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is covered by the green network with TPOs on the site, therefore is |
| | unsuitable. Any mitigation would be a review of the Local Plan and mitigation. |
| Suitability Score | Unsuitable |

| Availability | | | |
|--------------------|-------------|--|--|
| | | | |
| Availability Score | | | |
| | | | |
| | | | |
| Achievability | | | |

| , | | | |
|---------------------|--|--|--|
| Achievability Score | | | |
| | | | |

| Estimated site | stimated site density and timeframe for delivery | | | | | | |
|----------------|--|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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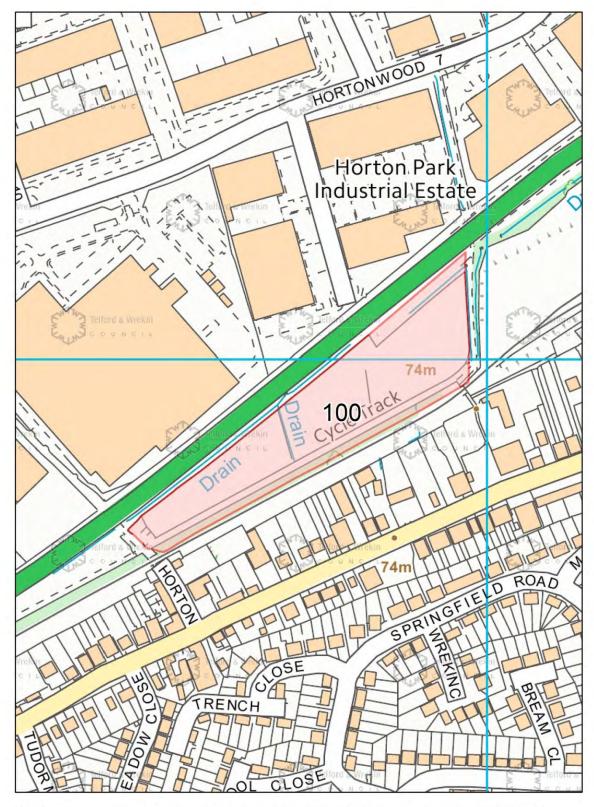
| Site Ref | 100 | Site Name | Land off Horton Road |
|-----------|-------------|------------|----------------------|
| Site Size | 2.159 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | } |
|-------------------------|---|
| Location | Telford Urban Area |
| Policy | Strategic employment area, Green Network |
| considerations | |
| Physical constraints | Flood zones 2, 3 & 3a |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is within the protected strategic employment area and therefore the site is unlikely to be suitable for residential development. There are other constraints on the site that would need addressing in any scheme to mitigate. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site | site density and timeframe for delivery | | | | | | |
|----------------|---|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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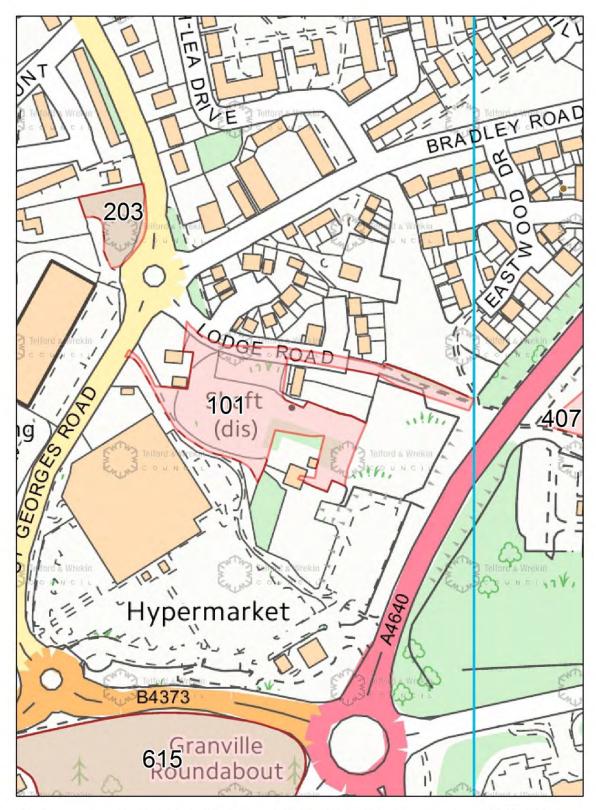
| Site Ref | 101 | Site Name | Land at Lodge Road |
|-----------|-------------|------------|--------------------|
| Site Size | 0.892 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | The site is designated as Green Network. |
| considerations | |
| Physical constraints | Mineshafts |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is covered by the Green Network with mineshafts on the site, therefore is unsuitable. Any mitigation would be a review of the Local Plan and environmental improvement. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|---|--|
| | • | |
| Availability Score | | |

| Achievability | | | |
|---------------------|--|---|--|
| | | | |
| Achievability Score | | _ | |

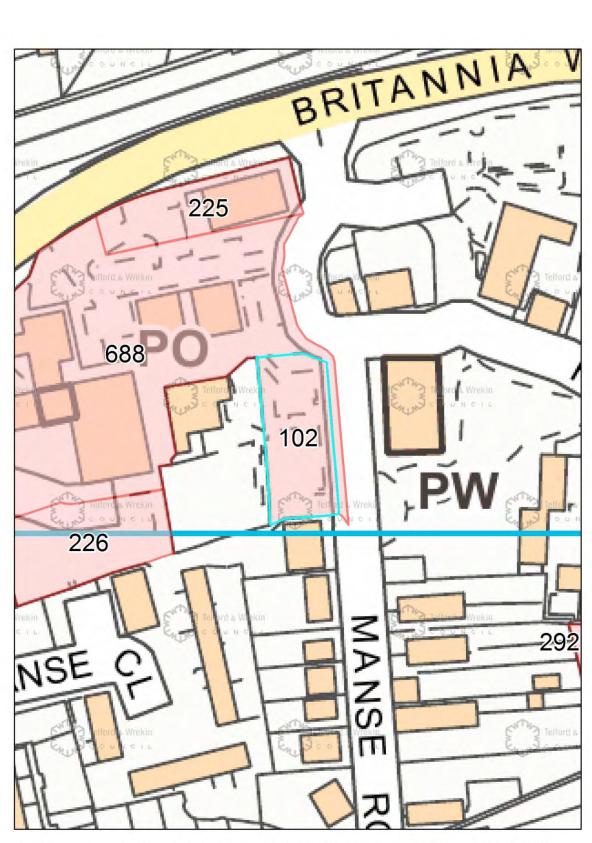
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 102 | Site Name | Car Park off Manse Road, Hadley |
|-----------|-------------|------------|---|
| Site Size | 0.135 Ha | Settlement | Telford |
| PDL | BR | Comment | The site is below the threshold of 0.5Ha. |

| Suitability for housing | |
|------------------------------|-----------------------|
| Location | |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
| | |
| | |
| Availability | |
| | |
| Availability | |
| | |
| A chi aya hility | |
| Achievability | |
| Achievability | 1 |
| Achievability | |
| | |
| Estimated site density and t | imeframe for delivery |
| Developable Developable | Net site area |
| area (%) | Net site died |
| Density(dph) | |
| Timeframe 0-5 years | 6-10 years 11 years + |
| (dwellings) | |
| Comment | |



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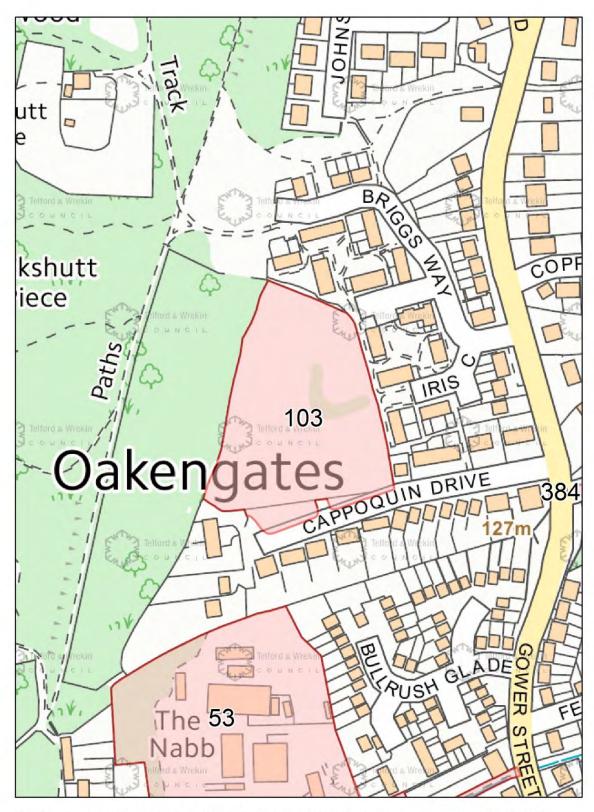
| Site Ref | 103 | Site Name | Land off Cappoquin Drive |
|-----------|-------------|------------|--------------------------|
| Site Size | 1.522 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | The site is designated as Green Network |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is covered by the Green Network and therefore is unsuitable. For this |
| | to be lifted, there would need to be a review of the local plan. |
| Suitability Score | Unsuitable |

| Availability | | | |
|--------------------|--|--|--|
| | | | |
| Availability Score | | | |

| Achievability | |
|---------------------|--|
| | |
| Achievability Score | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | • | | |



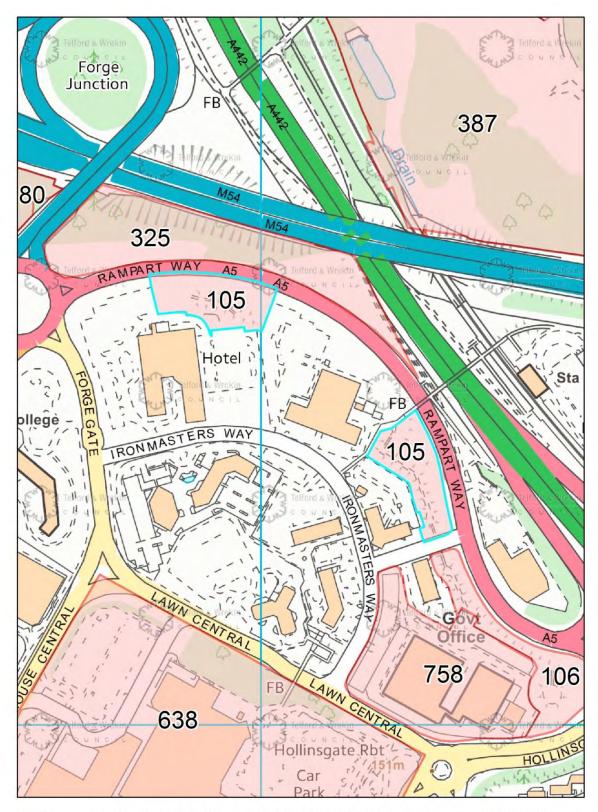
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| Site Ref | 105 | Site Name | Rampart Way North |
|-----------|-------------|------------|-------------------|
| Site Size | 1.146 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford Urban Area |
| Policy | Telford Town Centre; strategic employment area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is within the protected strategic employment area and therefore the |
| | site is unlikely to be suitable for residential development. |
| Suitability | Unsuitable |

| Availability | |
|---------------|---|
| | |
| Availability | |
| | • |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|---|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | | • | | |



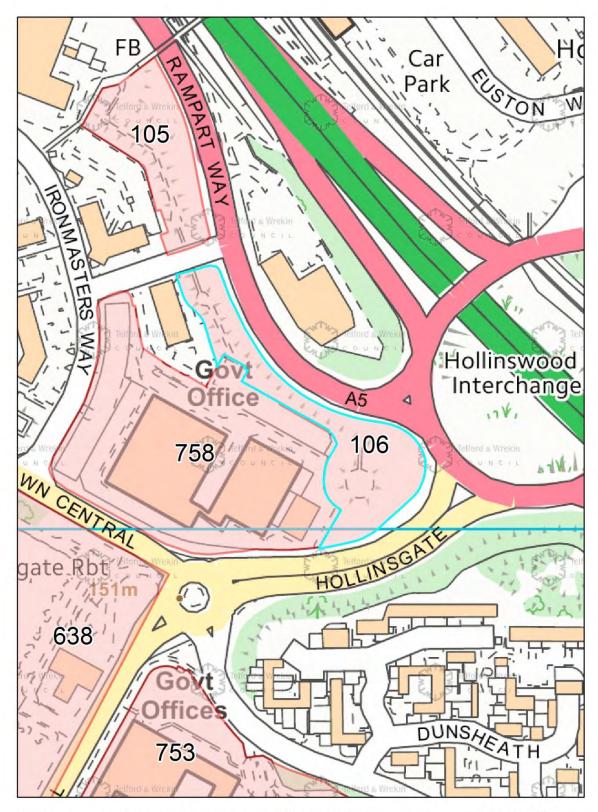
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| Site Ref | 106 | Site Name | Rampart Way South |
|-----------|-------------|------------|------------------------------------|
| Site Size | 0.756 Ha | Settlement | Telford |
| PDL | GR | Comment | Part of larger site (see site 758) |

| Suitability for housing | | | | |
|-------------------------|--|--|--|--|
| Location | Telford Urban Area | | | |
| Policy | Telford Town Centre: Strategic employment area | | | |
| considerations | | | | |
| Physical constraints | | | | |
| Potential Impacts | | | | |
| Amenity impacts | | | | |
| Overall Suitability | The site is within the protected strategic employment area and therefore the | | | |
| | site is unlikely to be suitable for residential development. | | | |
| Suitability | Unsuitable | | | |

| Availability | | |
|---------------|--|--|
| | | |
| Availability | | |
| | | |
| | | |
| Achievability | | |
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



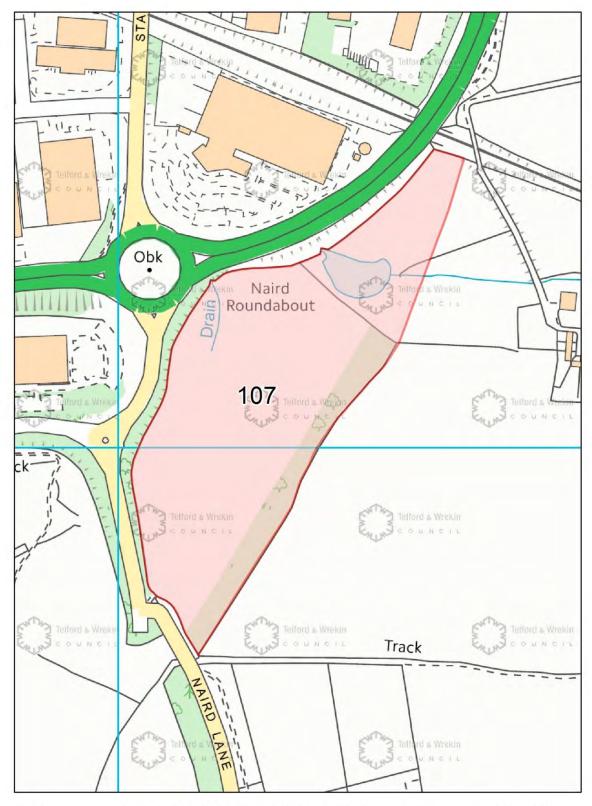
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| Site Ref | 107 | Site Name | Land east of A464 |
|-----------|-------------|------------|-------------------|
| Site Size | 7.457 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | | | | |
|-------------------------|--|--|--|--|
| Location | Telford Urban Area | | | |
| Policy | Strategic employment area, Potential employment site allocation | | | |
| considerations | | | | |
| Physical constraints | | | | |
| Potential Impacts | | | | |
| Amenity impacts | | | | |
| Overall Suitability | The site is within the protected strategic employment area and therefore the | | | |
| | site is unlikely to be suitable for residential development. | | | |
| Suitability | Unsuitable | | | |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |
| | |

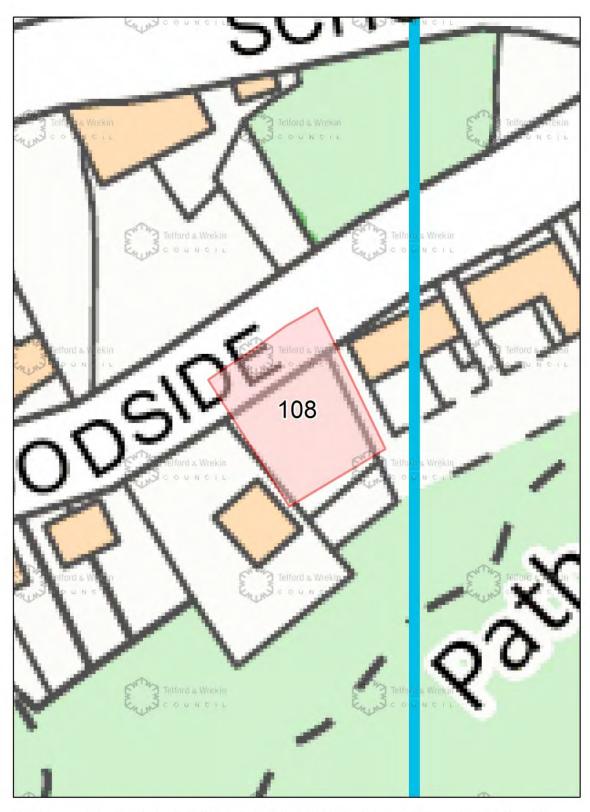
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|---|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | • | | |



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| Site Ref | 108 | Site Name | Land at Woodside |
|-----------|-------|------------|---|
| | | | |
| Site Size | 0.057 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |
| | | | |

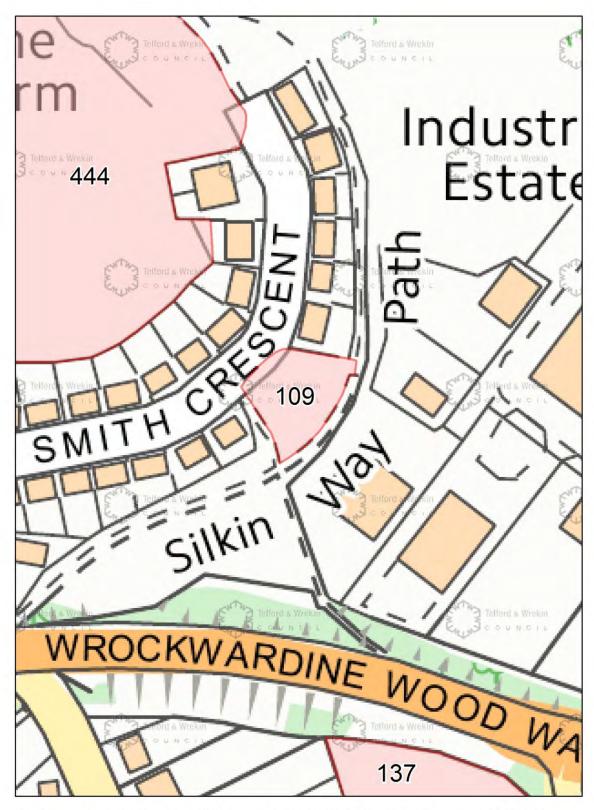
| Suitability for | housing | | | | | | |
|-------------------|----------------------|----------------|------------|--|------------|-----|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | Physical constraints | | | | | | |
| Potential Impacts | | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | 0.5 | | 6.40 | | | l l | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 109 | Site Name | Land at Smith Crescent |
|-----------|-------------|------------|---|
| Site Size | 0.091 Ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

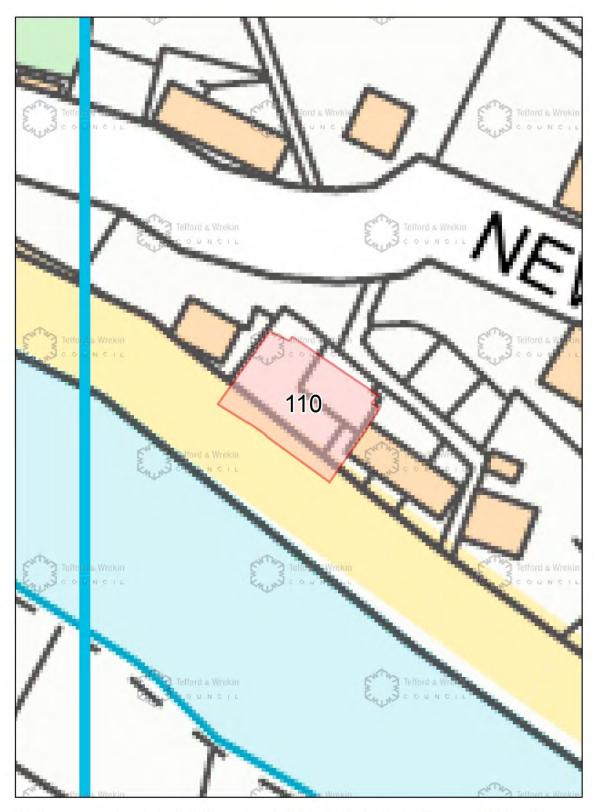
| Suitability for | housing | | | | | | | | |
|---|---------------------------|----------------|-----------------------|--|-------------|---|--|--|--|
| Location | | | | | | | | | |
| Policy | | | | | | | | | |
| considerations | 5 | | | | | | | | |
| Physical const | raints | | | | | | | | |
| Potential Impa | acts | | | | | | | | |
| Amenity impa | cts | | | | | | | | |
| Overall Suitab | ility | | | | | | | | |
| Suitability | | | | | | | | | |
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| Availability | | | | | | | | | |
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| Availability | | | | | | | | | |
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| Achievability | | | | | | | | | |
| A ala: aa la:1:4 | | | | | | | | | |
| Achievability | | | | | | | | | |
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| Cating at a dista | d = = = i + : = = = d + : | | مان، مس | | | | | | |
| | density and ti | meframe for de | elivery | | | | | | |
| Developable | | Net site area | | | | | | | |
| area (%) | | | | | | | | | |
| Density(dph) Timeframe | 0.5.40055 | | 6.10 years | | 11 400 00 1 | Γ | | | |
| | 0-5 years | | 6-10 years 11 years + | | | | | | |
| (dwellings) | | | | | | | | | |
| Comment | | | | | | | | | |



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| Site Ref | 110 | Site Name | Land at The Wharfage |
|-----------|-------|------------|---|
| Site Size | 0.039 | Settlement | Telford |
| | На | | |
| PDL | BR | Comment | The site is below the threshold of 0.5Ha. |

| Suitability for h | nousing | | | | | |
|-------------------|----------------|---------------|-----------|---|------------|---|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical constr | aints | | | | | |
| Potential Impa | cts | | | | | |
| Amenity impac | ets | | | | | |
| Overall Suitabi | lity | | | | | |
| Suitability | | | | | | |
| | | | | | | |
| | | | | | | |
| Availability | | | | | | |
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| Availability | | | | | | |
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| | | | | | | |
| Achievability | | | | | | |
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| Achievability | | | | | | |
| | | | | | | |
| Г <u>-</u> | | | | | | |
| Estimated site | density and ti | | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | ı |
| Timeframe | 0-5 years | | 6-10 year | S | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



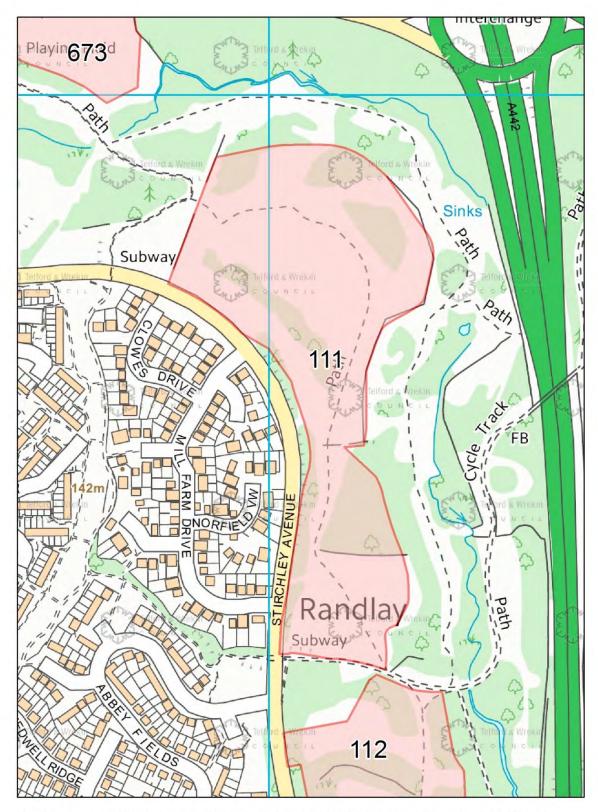
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| Site Ref | 111 | Site Name | Stirchley Avenue A, Randlay |
|-----------|--------|------------|-----------------------------|
| Site Size | 7.49ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | The site is designated as Green Network, part of a Local Wildlife Site and |
| considerations | proposed Local Nature Reserve |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is covered by the Green Network, with Local Wildlife Site and |
| | proposed Local Nature Reserve designations, therefore is unsuitable. Any |
| | mitigation would be a review of the Local Plan and mitigation. |
| Suitability Score | Unsuitable |

| Availability | |
|---------------------|--|
| | |
| Availability Score | |
| | |
| | |
| Achievability | |
| | |
| Achievability Score | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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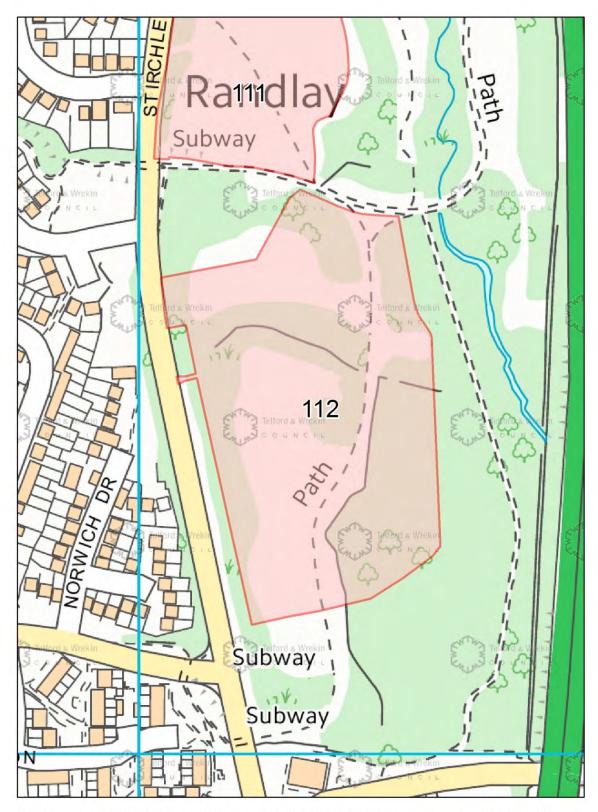
| Site Ref | 112 | Site Name | Stirchley Avenue B, Randlay |
|-----------|-------------|------------|-----------------------------|
| Site Size | 4.045 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | The site is designated as Green network and proposed Local nature Reserve |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is covered by the green network and is within a proposed Local Nature Reserve, therefore is unsuitable. Any mitigation would be a review of the Local Plan and mitigation. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | Achievability | | | | | | |
|---------------------|---------------|--|--|--|--|--|--|
| | | | | | | | |
| Achievability Score | | | | | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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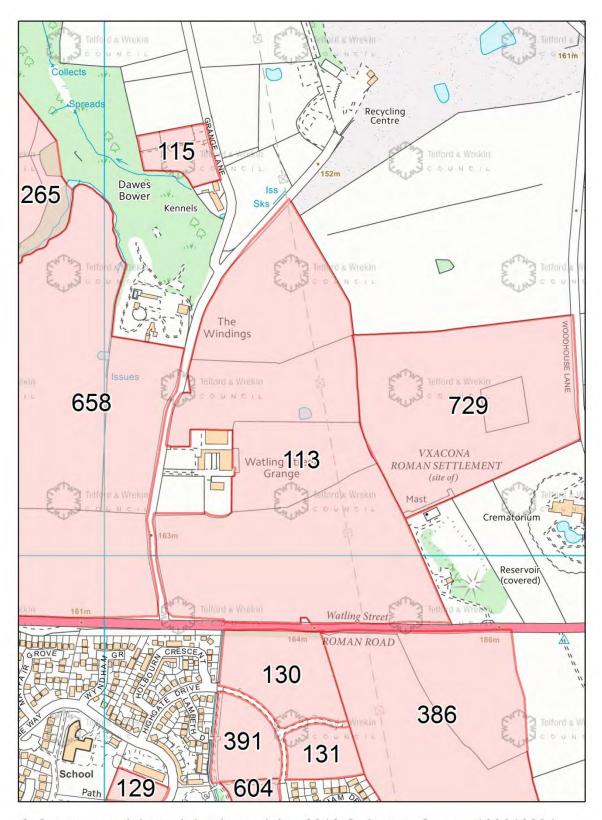
| Site Ref | 113 | Site Name | Land at Watling Street Grange |
|-----------|--------------|------------|---------------------------------------|
| Site Size | 21.481 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Part of wider site including site 729 |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. |
| Suitability | Unsuitable |
| | |

| Availability | | | |
|--------------|--|--|--|
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| Availability | | | |

| Achievability | | | | | |
|---------------|--|--|--|--|--|
| | | | | | |
| Achievability | | | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



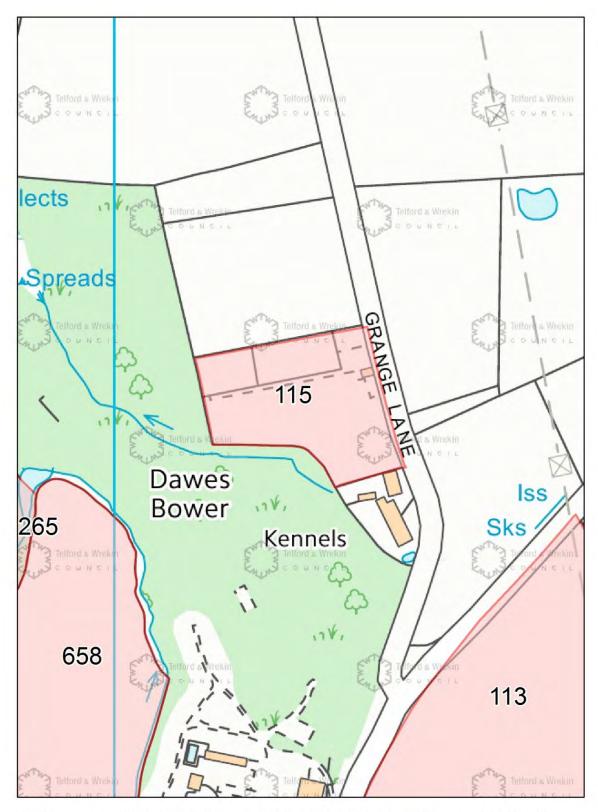
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| Site Ref | 115 | Site Name | Land off Grange Lane |
|-----------|-------------|------------|----------------------|
| Site Size | 1.036 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | The site is designated as Green Network |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is covered by the Green Network and therefore is unsuitable. For this to be lifted, there would need to be a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
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| Availability | |
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| Achievability | |
| | |
| Achievability | |

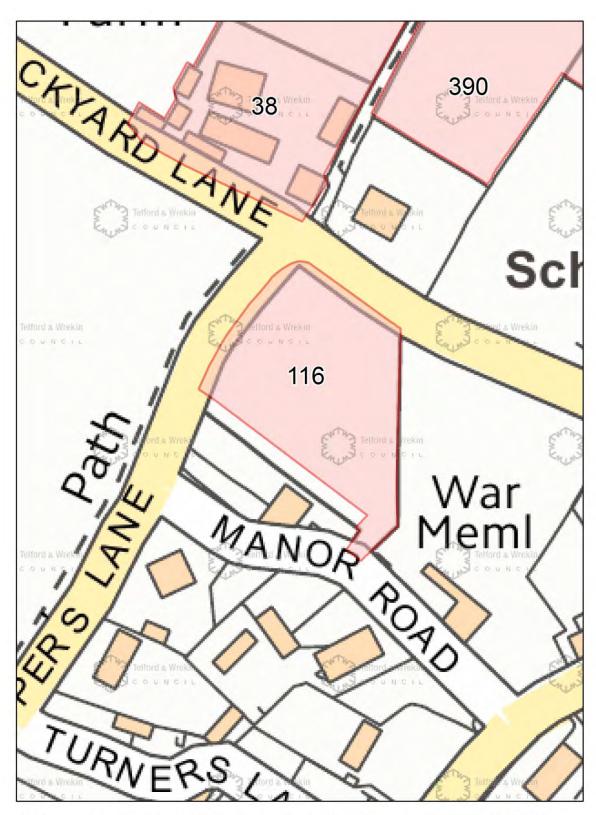
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | • | | |



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| Site Ref | 116 | Site Name | Grounds of Manor House, Edgmond |
|-----------|-------------|------------|---|
| Site Size | 0.405 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

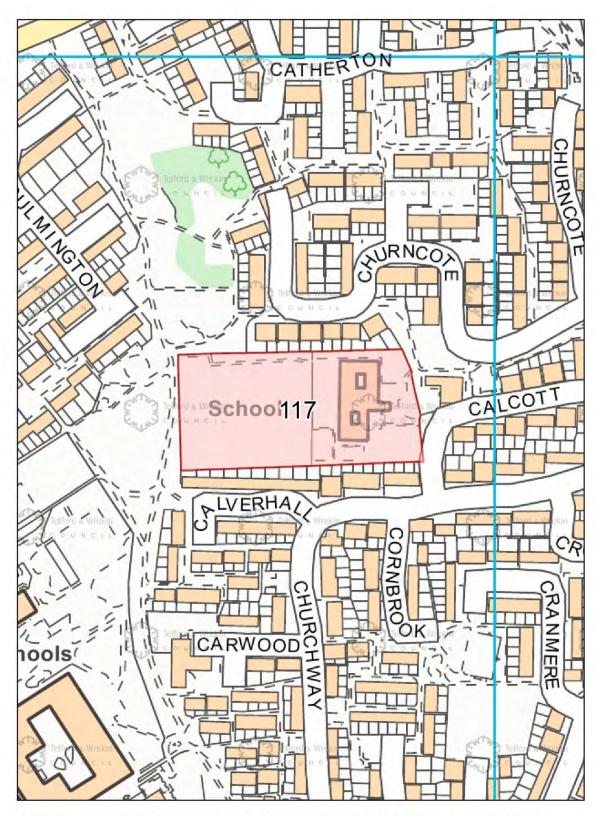
| Suitability for h | nousing | | | | | |
|-------------------|----------------|---------------|-----------|---|------------|---|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical constr | aints | | | | | |
| Potential Impa | cts | | | | | |
| Amenity impac | ts | | | | | |
| Overall Suitabi | lity | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
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| Achievability | | | | | | |
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| Г <u>-</u> | | | | | | |
| Estimated site | density and ti | | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | ı |
| Timeframe | 0-5 years | | 6-10 year | S | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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| Site Ref | 117 | Site Name | Grange Park Primary School |
|-----------|-------------|------------|--|
| Site Size | 1.318 Ha | Settlement | Telford |
| PDL | BR | Comment | Site now has planning permission reference TWC/2013/0808 |

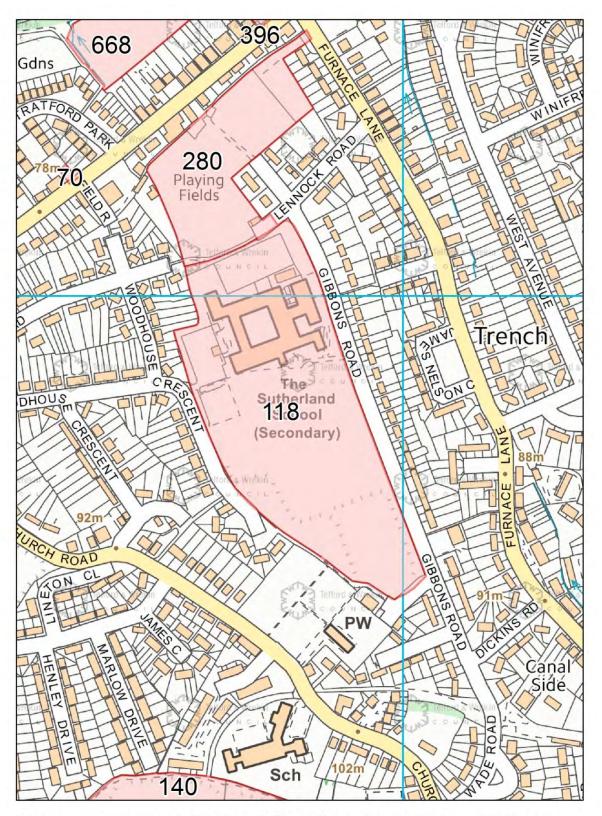
| Suitability for h | nousing | | | | |
|-------------------|----------------|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constr | aints | | | | |
| Potential Impa | cts | | | | |
| Amenity impac | ts | | | | |
| Overall Suitabil | lity | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
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| Estimated site | density and ti | | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 118 | Site Name | Sutherland School Gibbons Road |
|-----------|--------|------------|--|
| Site Size | 5.29Ha | Settlement | Telford |
| Site Size | J.25Ha | Settlement | Tellord |
| PDL | BR | Comment | The site benefits from planning permission for up to 123 homes (TWC/2013/0861) granted in June 2016. |

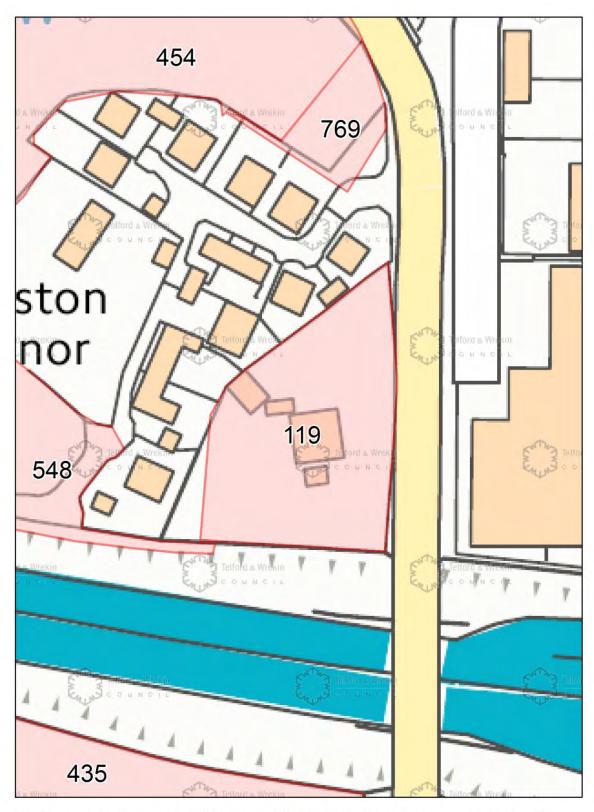
| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| | | | | | | | |
| | density and ti | meframe for de | elivery | 1 | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| 119 | Site Name | The Paddock Arleston Lane |
|-------|-------------|---|
| | | |
| 0.489 | Settlement | Telford |
| На | | |
| GR | Comment | The site is below the threshold of 0.5Ha. |
| | 0.489 Ha | 0.489 Settlement Ha |

| Suitability for | housing | | | | |
|---|------------------------|----------------|------------|-------------|---|
| Location | | | | | |
| Policy | | | | | |
| considerations | 5 | | | | |
| Physical const | raints | | | | |
| Potential Impa | acts | | | | |
| Amenity impa | cts | | | | |
| Overall Suitab | ility | | | | |
| Suitability | | | | | |
| | | | | | |
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| Availability | | | | | |
| | | , | | | |
| Availability | | | | | |
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| A 1 . 1 . 1 . 1 . 1 . 1 . 1 . 1 . 1 . 1 | | | | | |
| Achievability | | | | | |
| A ala: aa la:1:4 | | | | | |
| Achievability | | | | | |
| | | | | | |
| Cating at a dista | d = = = it, , = = d t: | | مان، مس | | |
| | density and ti | meframe for de | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) Timeframe | 0.5.40055 | | 6.10 years | 11 400 00 1 | Γ |
| | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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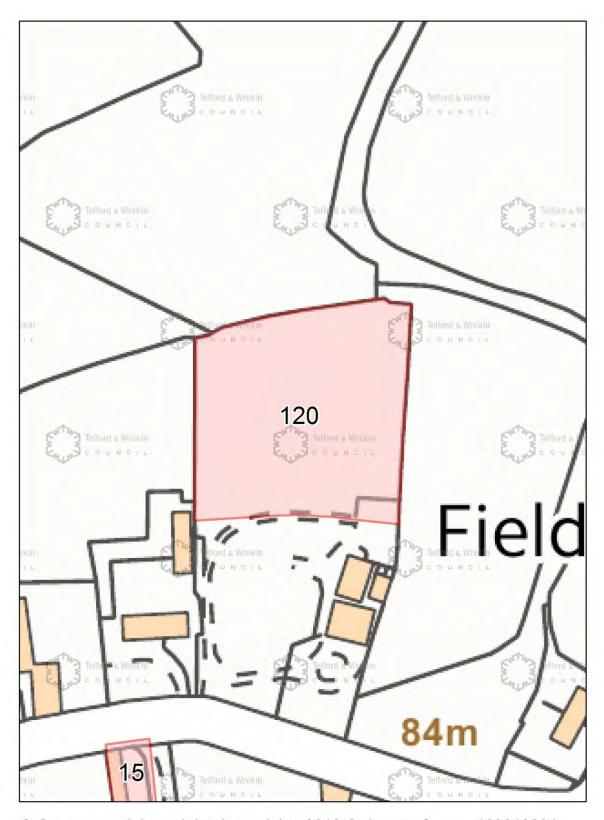
| Site Ref | 120 | Site Name | Land at the rear of Stoneleigh, Field Aston |
|-----------|---------|------------|---|
| Site Size | 0.523Ha | Settlement | Open Countryside |
| PDL | GR | Comment | Land close to Chetwynd Aston |

| Suitability for housing | |
|-------------------------|---|
| Location | Open Countryside |
| Policy | Open Countryside, Minerals Safeguarding Area. |
| considerations | |
| Physical constraints | |
| Potential Impacts | Adjacent listed buildings. |
| Amenity impacts | |
| Overall Suitability | Site considered to be unsuitable as it is in open countryside outside a suitable rural settlement. These constraints could only be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. |
| Suitability | Unsuitable |

| Availability | |
|---------------|---|
| | |
| Availability | |
| | _ |
| | |
| Achievability | |
| | |

Achievability

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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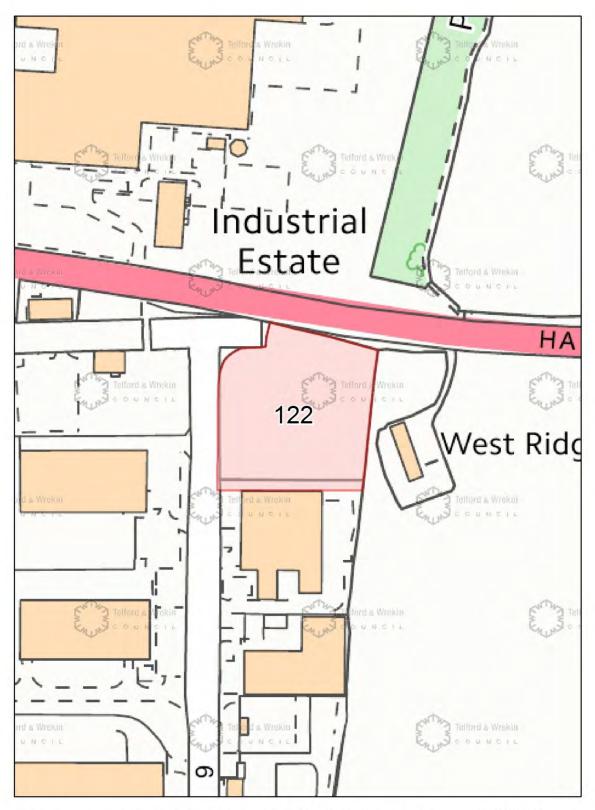
| Site Ref | 122 | Site Name | Land at Halesfield 9 |
|-----------|-------------|------------|----------------------|
| Site Size | 0.624 Ha | Settlement | Telford |
| PDL | BR | Comment | |

| Suitability for housing | 3 |
|-------------------------|---|
| Location | Telford Urban Area |
| Policy | Strategic employment area and within Madeley Neighbourhood Plan. |
| considerations | |
| Physical constraints | Mineshafts |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is within the protected strategic employment area and therefore the site is unlikely to be suitable for residential development. Any proposals need to be in conformity with the Madeley Neighbourhood Plan. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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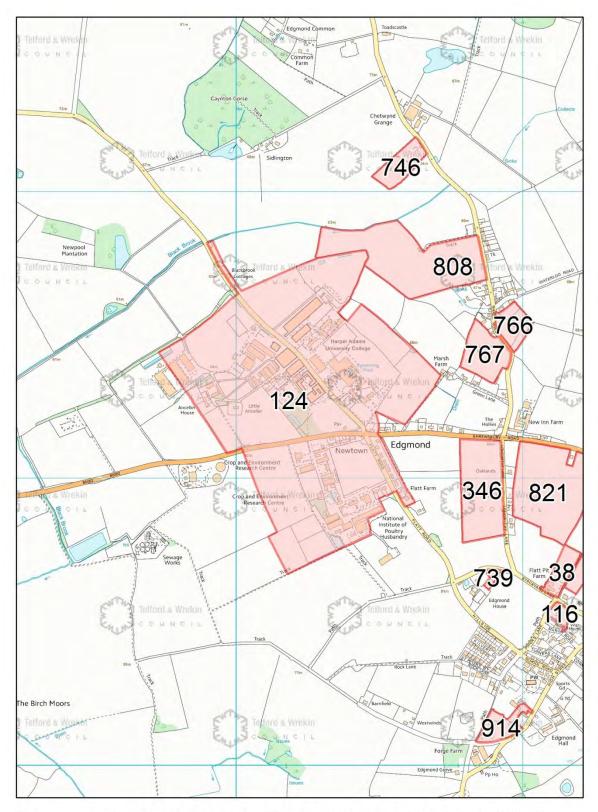
| Site Ref | 124 | Site Name | Harper Adams University College |
|-----------|--------------|------------|--|
| Site Size | 58.973 Ha | Settlement | Open countryside |
| PDL | BR/GR | Comment | University campus on extensive grounds west of Edgmond |

| Suitability for housing | 3 |
|-------------------------|---|
| Location | Open countryside |
| Policy | Not in a named settlement; Grade 2 (small part) and Grade 3 agricultural land |
| considerations | (most); |
| Physical constraints | Flood Zone 3 (part) |
| Potential Impacts | Highways impact on rural road associated with major development |
| Amenity impacts | |
| Overall Suitability | Unsustainable location for extensive areas of housing. Some additional |
| | student accommodation might be promoted to meet needs of the university |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |
| | | | |

| Achievability | | |
|---------------|--|--|
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| Achievability | | |

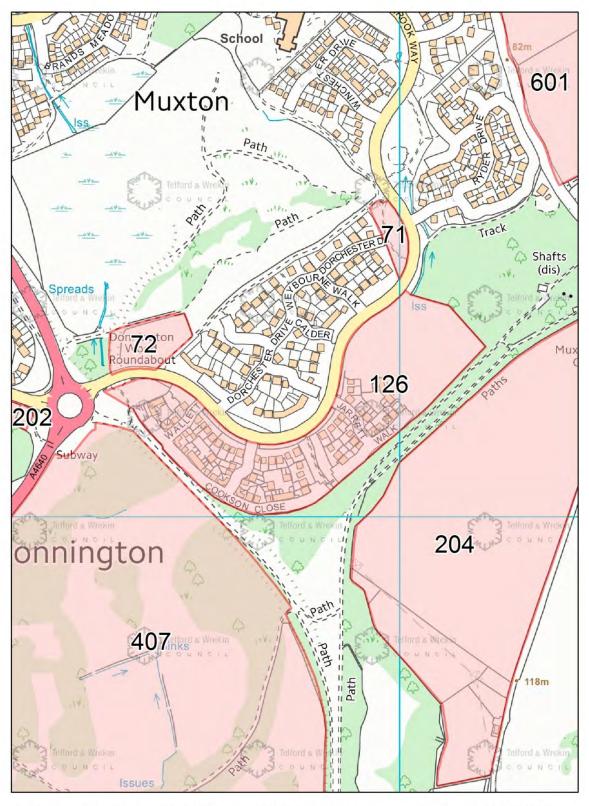
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 126 | Site Name | Muxton C2, Marlsbrook Way, Muxton |
|-----------|-------------|------------|--|
| Site Size | 5.882 Ha | Settlement | Telford |
| PDL | BR | Comment | Site now has planning permission reference TWC/2012/0371 |

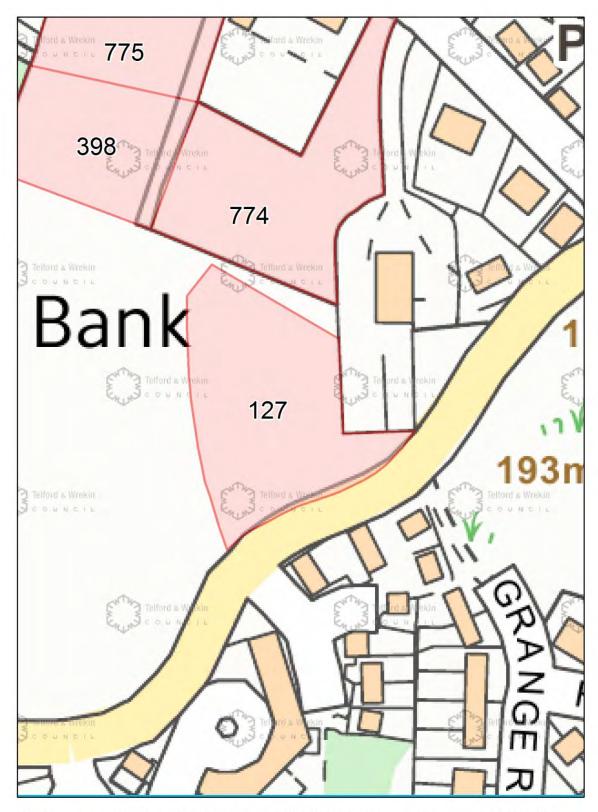
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
| |
| |
| Availability |
| |
| Availability |
| |
| |
| Achievability |
| |
| Achievability |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 127 | Site Name | Ketley Grange |
|-----------|-------|------------|---|
| Site Size | 0.489 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

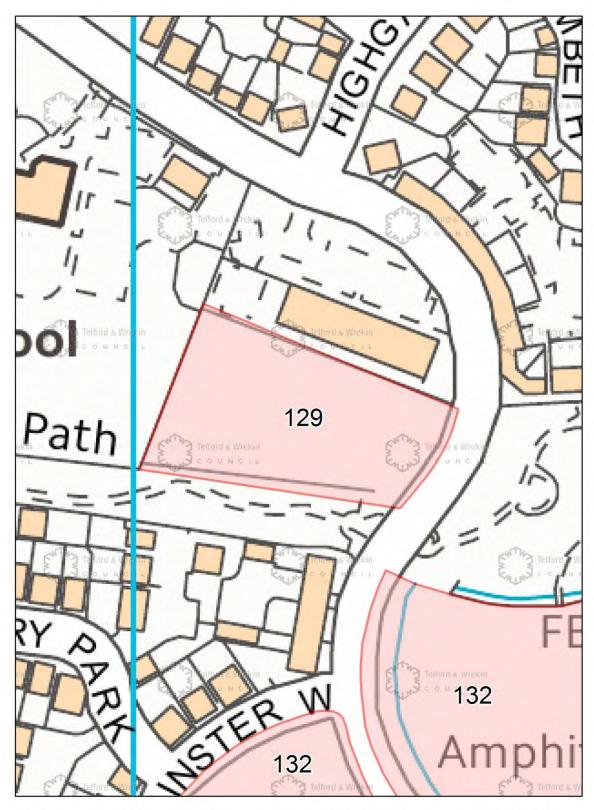
| - | | | | | |
|-------------------|----------------|---------------|------------|------------|--|
| Suitability for h | nousing | | | | |
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constr | aints | | | | |
| Potential Impa | cts | | | | |
| Amenity impac | cts | | | | |
| Overall Suitabi | lity | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
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| Estimated site | density and ti | | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 129 | Site Name | Priorslee East D3 Phase II, Gatcombe Way |
|-----------|-------------|------------|---|
| Site Size | 0.476 Ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha and has planning permission reference TWC/2012/0530. |

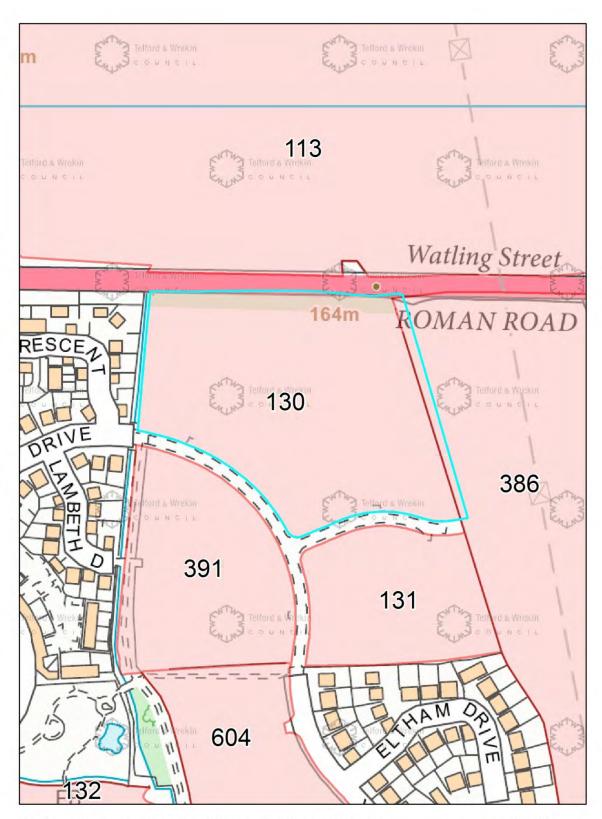
| Suitability for I | nousing | | | | | |
|-------------------|-----------------|---------------|------------|-----|------------|---|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 3 | | | | | |
| Physical consti | raints | | | | | |
| Potential Impa | icts | | | | | |
| Amenity impac | | | | | | |
| Overall Suitabi | lity | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
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| Achievability | | | | | | |
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| Estimated site | density and tip | | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | T | | | | |
| Timeframe | 0-5 years | | 6-10 years | - 1 | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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| Site Ref | 130 | Site Name | Priorslee East E Phase I, Gatcombe Way |
|-----------|-------------|------------|---|
| Site Size | 2.848 Ha | Settlement | Telford |
| PDL | GR | Comment | Site now has planning permission reference TWC/2012/0530. |

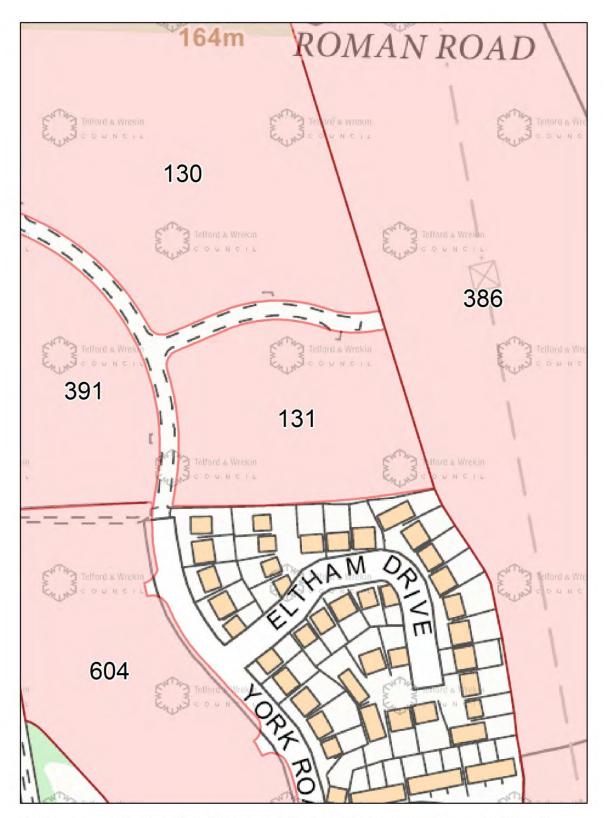
| Suitability for housing Location Policy considerations Physical constraints Potential Impacts Amenity impacts Overall Suitability Suitability Availability Achievability Achievability |
|---|
| Policy considerations Physical constraints Potential Impacts Amenity impacts Overall Suitability Suitability Availability Availability Achievability |
| considerations Physical constraints Potential Impacts Amenity impacts Overall Suitability Suitability Availability Availability Achievability |
| Physical constraints Potential Impacts Amenity impacts Overall Suitability Suitability Availability Availability Achievability |
| Potential Impacts Amenity impacts Overall Suitability Suitability Availability Availability Achievability |
| Amenity impacts Overall Suitability Suitability Availability Availability Achievability |
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| Achievability |
| Achievability |
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| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 131 | Site Name | Priorslee East E Phase II, Gatcombe Way |
|-----------|-------|------------|---|
| | | | |
| Site Size | 1.147 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Site now has planning permission reference TWC/2012/0530. |

| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |

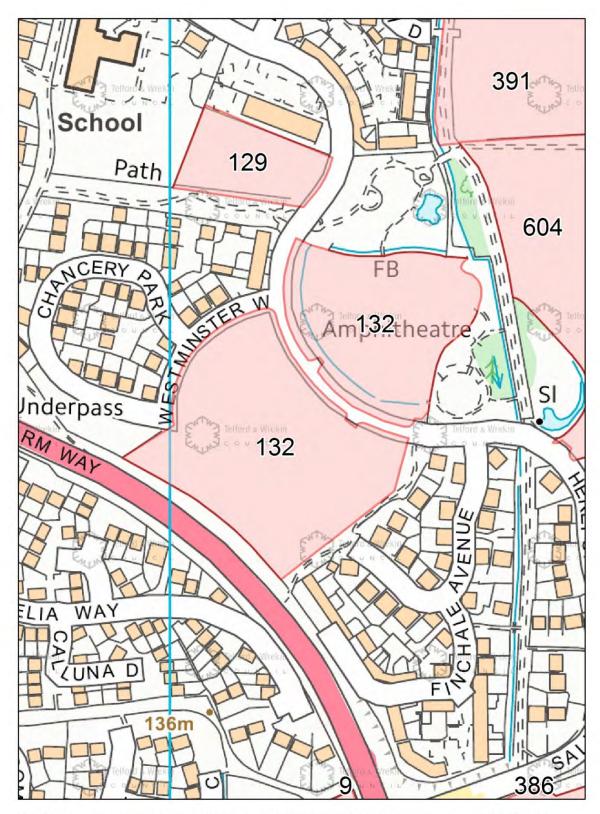


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| Site Ref | 132 | Site Name | Priorslee East E Phase II, Gatcombe Way |
|-----------|-------------|------------|---|
| Site Size | 3.071 Ha | Settlement | Telford |
| PDL | GR | Comment | Site now has planning permission reference TWC/2012/0530. |

| Suitability for housing Location Policy considerations Physical constraints Potential Impacts Amenity impacts Overall Suitability Suitability Availability Availability Achievability Housing capacity and phasing | | | | <u> </u> | | |
|--|--|---------------|---|--------------|---|---|
| Location Policy considerations Physical constraints Potential Impacts Amenity impacts Overall Suitability Suitability Availability Availability Achievability Housing capacity and phasing | | | | | | |
| Location Policy considerations Physical constraints Potential Impacts Amenity impacts Overall Suitability Suitability Availability Availability Achievability Housing capacity and phasing | Suitability for h | ousing | | | | |
| Policy considerations Physical constraints Potential Impacts Amenity impacts Overall Suitability Suitability Availability Availability Achievability Housing capacity and phasing | | | | | | |
| considerations Physical constraints Potential Impacts Amenity impacts Overall Suitability Suitability Availability Availability Achievability Housing capacity and phasing | | | | | | |
| Physical constraints Potential Impacts Amenity impacts Overall Suitability Suitability Availability Availability Achievability Housing capacity and phasing | | | | | | |
| Potential Impacts Amenity impacts Overall Suitability Suitability Availability Achievability Achievability Housing capacity and phasing | | aints | | | | |
| Amenity impacts Overall Suitability Suitability Availability Availability Achievability Achievability Housing capacity and phasing | | | | - | - | - |
| Overall Suitability Suitability Availability Availability Achievability Achievability Housing capacity and phasing | | | | | | |
| Availability Availability Achievability Housing capacity and phasing | | | | | | |
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| | Achievability | | | | | |
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| NOT CITO OVOC | | ty and phasin | g | | | |
| Canacity 3EDnh 30Dnh 40Dnh | Net site area | | | | | |
| Not site area | Achievability Achievability Housing capaci | ty and phasin | g | | | |

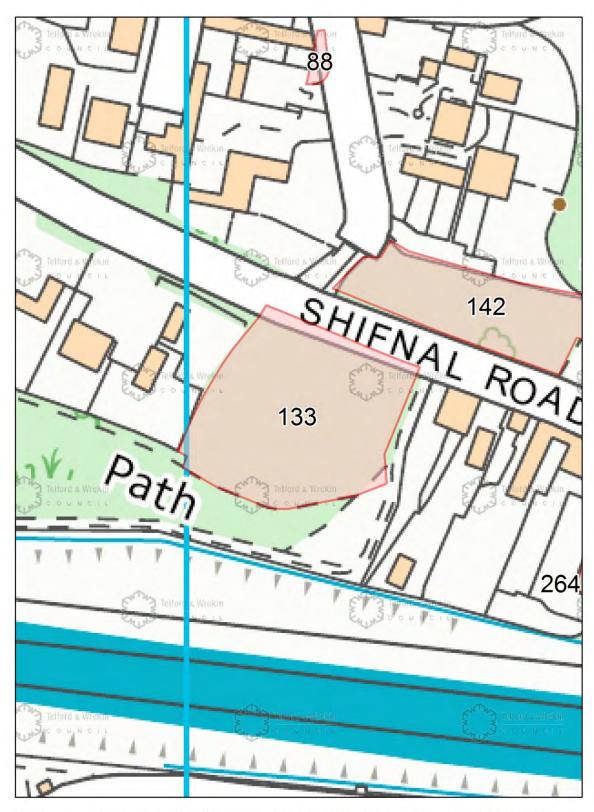
| Housing capacity and phasing | | | | | | |
|------------------------------|-----------|--|------------|--|------------|--|
| Net site area | | | | | | |
| Capacity | 25Dph | | 30Dph | | 40Dph | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | |
| Comment | | | | | | |



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| Site Ref | 133 | Site Name | Land at Shifnal Road |
|-----------|-------------|------------|---|
| Site Size | 0.393 Ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

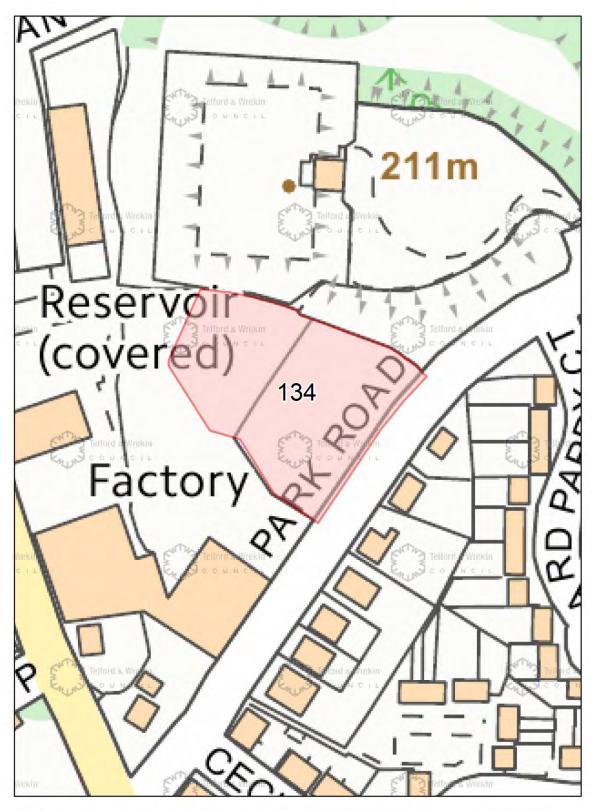
| Suitability for | housing | | | | | | |
|-----------------|----------------|---------------|---------|------|---|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| <u> </u> | | | | | | | |
| | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | 1 | | 1 | | 1 |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Size 0.402 Settlement Telford | |
|--|--|
| PDL GR Comment The site is below the threshold of 0.5Ha. | |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Availability |
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| Achievability |
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| Achievability |
| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 135 | Site Name | Farm Lane 2, Horsehay |
|-----------|-------------|------------|---|
| Site Size | 0.814 Ha | Settlement | Telford |
| PDL | GR | Comment | The site has planning permission reference TWC/2014/0998 for 13 houses. |

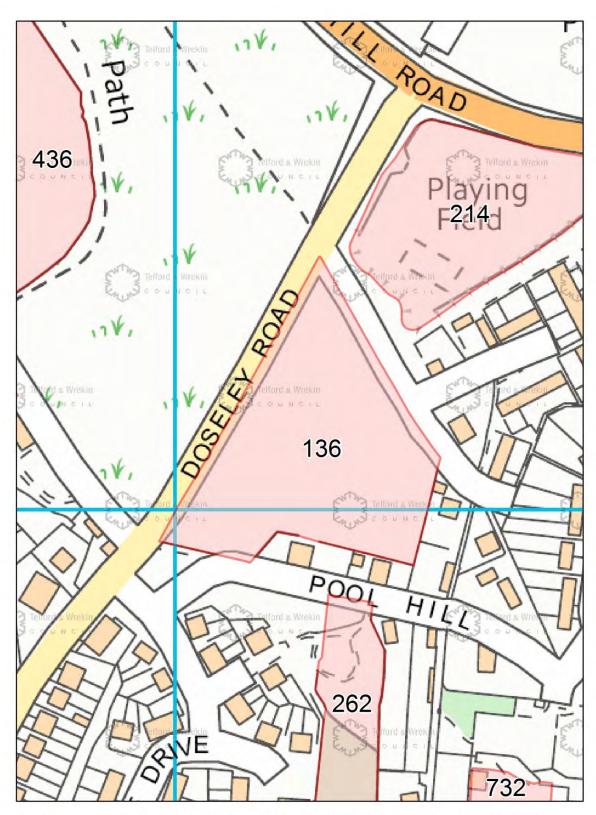
| Suitability for housi | ing | | | |
|-----------------------|--------------------------|------------|------------|--|
| Location | | | | |
| Policy | | | | |
| considerations | | | | |
| Physical constraints | S | | | |
| Potential Impacts | | | | |
| Amenity impacts | | | | |
| Overall Suitability | | | | |
| Suitability | | | | |
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| Achievability | | | | |
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| Achievability | | | | |
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| Estimated site dens | sity and timeframe for o | delivery | | |
| Developable | Net site area | 1 | | |
| area (%) | | | | |
| Density(dph) | | | | |
| Timeframe 0-5 | years | 6-10 years | 11 years + | |
| (dwellings) | | | | |
| Comment | | | | |



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| Site Ref | 136 | Site Name | Plot E, Doseley Road, Pool Hill, Horsehay |
|-----------|-------------|------------|---|
| Site Size | 1.254 Ha | Settlement | Telford |
| PDL | GR | Comment | The site has planning permission reference TWC/2014/0602. |

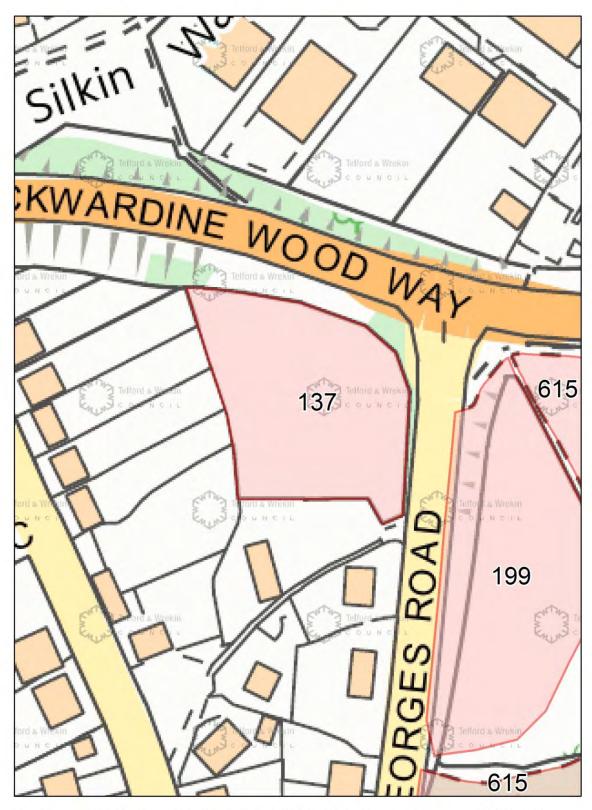
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Achievability |
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| Achievability |
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| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 137 | Site Name | Plot, St Georges Road, St Georges |
|-----------|-------------|------------|---|
| Site Size | 0.436 Ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5Ha. |

| Suitability for h | nousing | | | | | |
|-------------------|----------------|---------------|-----------|---|------------|---|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical constr | aints | | | | | |
| Potential Impa | cts | | | | | |
| Amenity impac | ts | | | | | |
| Overall Suitabi | lity | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
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| Achievability | | | | | | |
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| Estimated site | density and ti | | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | ı |
| Timeframe | 0-5 years | | 6-10 year | S | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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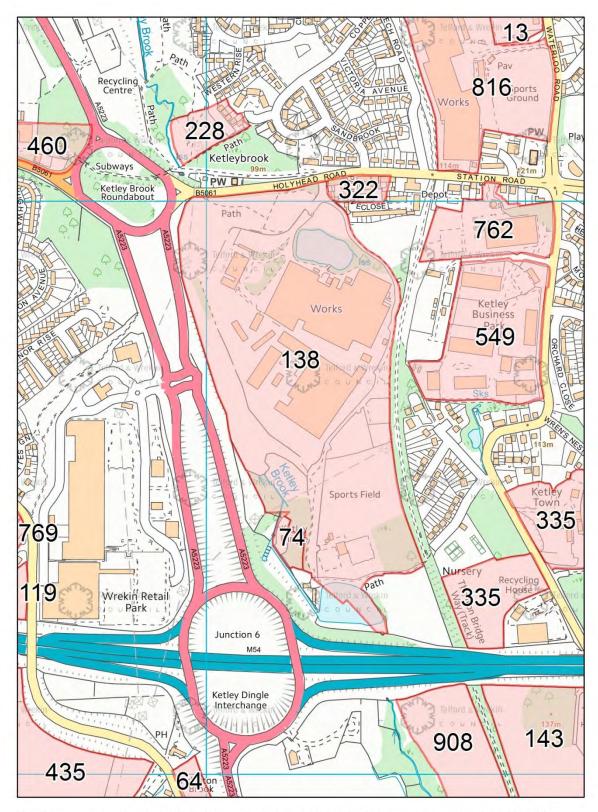
| Site Ref | 138 | Site Name | Land at Sinclair Works, land at Holyhead Road/Whitchurch Drive |
|-----------|------|------------|---|
| Site Size | 19.8 | Settlement | Telford |
| PDL | BR | Comment | Existing employment operation within the urban area |

| Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|
| Location | Telford urban area (Ketley) | | | | |
| Policy | Major employment site within the urban area | | | | |
| considerations | | | | | |
| Physical constraints | History of heavy industrial use, potential site contamination. Flood Zones 2 | | | | |
| | along western boundary. Potential land stability, contamination, mine shafts | | | | |
| | on site. Mineral safeguarding area. | | | | |
| Potential Impacts | Wildlife site in close proximity to site along western boundary. | | | | |
| Amenity impacts | None known | | | | |
| Overall Suitability | Whilst located within the urban area of Telford, it is an important existing | | | | |
| | employment site providing valuable access to local employment | | | | |
| | opportunities. Any development scheme would be required to address the | | | | |
| | very likely significant ground conditions problems before any residential use | | | | |
| | could be considered acceptable. | | | | |
| Suitability Score | Unsuitable | | | | |

| Availability | | | |
|--------------------|--|--|--|
| | | | |
| Availability Score | | | |

| Achievability | | | |
|---------------------|--|--|--|
| | | | |
| Achievability Score | | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



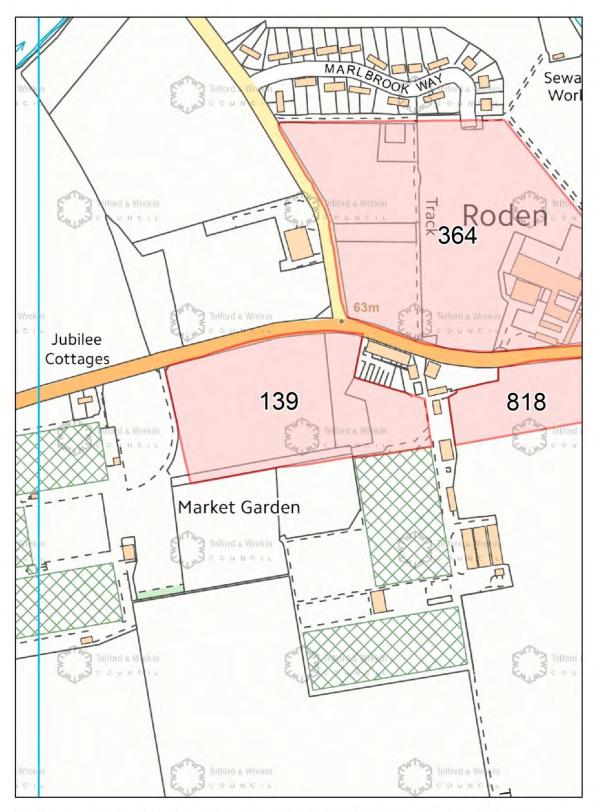
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| Site Ref | 139 | Site Name | Roden Nurseries, Roden Lane, Roden |
|-----------|--------|------------|---|
| | | | |
| Site Size | 3.0 ha | Settlement | Rural settlement |
| PDL | GR | Comment | Site is currently used as grazing land. Small portion of the site |
| | | | has the benefit of planning permission for residential use |
| | | | (TWC/2015/0220) granted in January 2016. |

| Suitability for housing | | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Rural area | | | | | |
| Policy | Site located outside of any named rural settlement | | | | | |
| considerations | | | | | | |
| Physical constraints | None known | | | | | |
| Potential Impacts | None known | | | | | |
| Amenity impacts | None known | | | | | |
| Overall Suitability | Whilst a small part of the site has the benefit of planning permission, the site as a whole is relatively large and is located outside of any named settlement contrary to the current and emerging development plan. A change would be required to the development plan in order to give policy support development for residential in this location, but this is not necessary at this time. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | |
|------------------------------|--|
| | |
| Availability | |
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| Achievability | |
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| Achievability | |
| Achievability Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | • | | • | | |



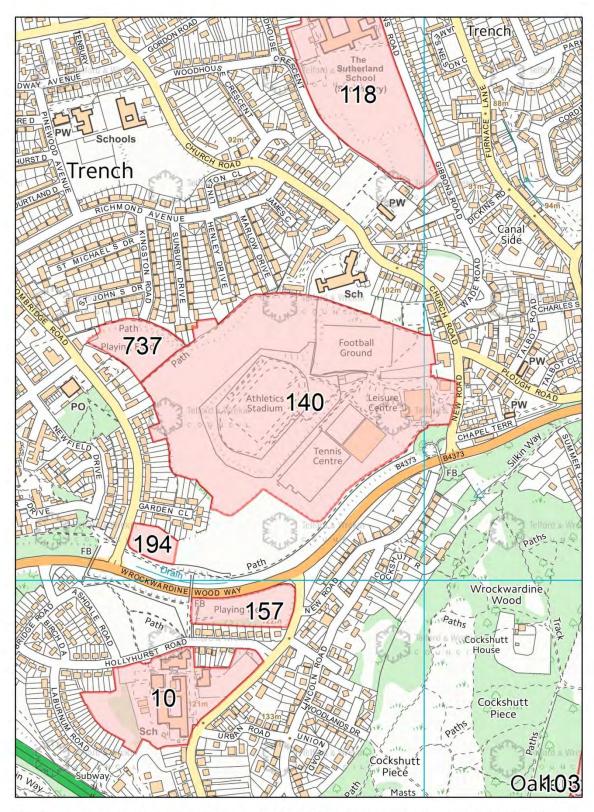
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| Site Ref | 140 | Site Name | Oakengates Leisure Centre, Furnace Road, Telford |
|-----------|------------|------------|---|
| Site Size | 14.6 Ha | Settlement | Telford |
| PDL | GR | Comment | Site has extant planning permission for education and leisure/recreation use (TWC/2013/0676), as part of the Building Schools for the Future programme. |

| Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|
| Location | Within urban area | | | | |
| Policy | Green Network; loss of sports facility (contrary to NPPF) | | | | |
| considerations | | | | | |
| Physical constraints | Existing uses on site. Site of former landfill. | | | | |
| Potential Impacts | Loss of recreation/leisure use | | | | |
| Amenity impacts | None known | | | | |
| Overall Suitability | Site is currently located within Green Network and provides access to a | | | | |
| | significant local recreation/leisure facility. | | | | |
| Suitability | Unsuitable | | | | |

| vailability | |
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| availability | |
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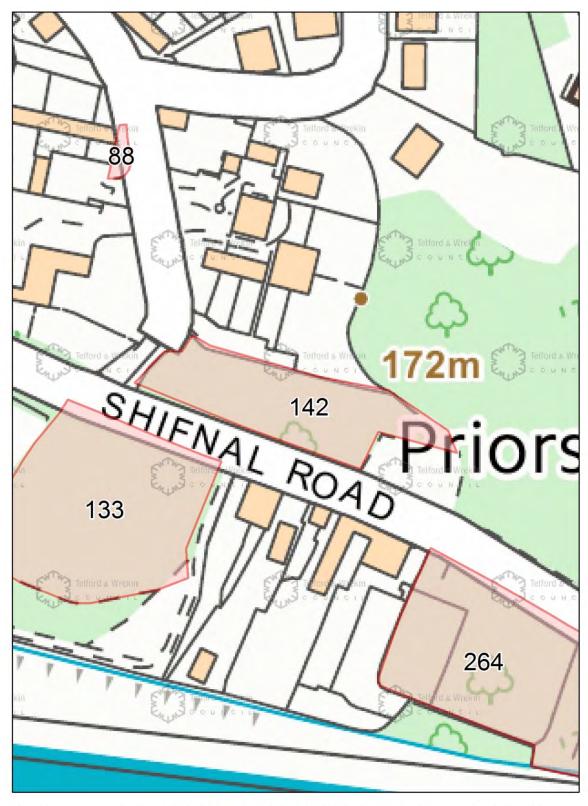
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | | | |



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| Site Ref | 142 | Site Name | Land south of Red House Court, Shifnal Road |
|-----------|-------------|------------|---|
| Site Size | 0.222 Ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5 Ha. |

| Suitability for h | nousing | | | | | |
|-------------------|----------------|---------------|-----------|---|------------|---|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical constr | aints | | | | | |
| Potential Impa | cts | | | | | |
| Amenity impac | ets | | | | | |
| Overall Suitabi | lity | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
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| Achievability | | | | | | |
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| Estimated site | density and ti | | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | ı |
| Timeframe | 0-5 years | | 6-10 year | S | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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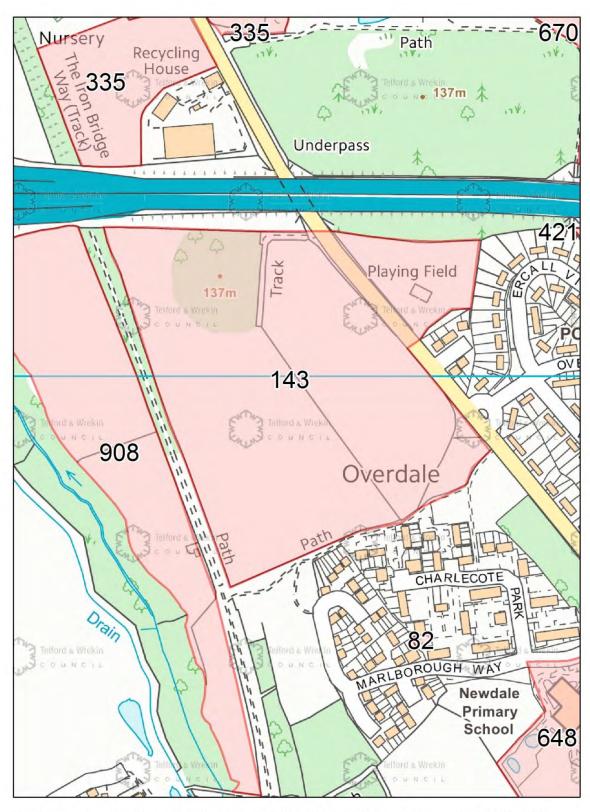
| Site Ref | 143 | Site Name | Land west of Waterloo Road (south of M54), Telford |
|-----------|--------------|------------|---|
| Site Size | 10.087 Ha | Settlement | Telford |
| PDL | GR | Comment | Extant planning permission (TWC/2014/0777) for engineering works to facilitate the creation a new playing pitches in relation to the adjacent residential uses (Ironstone development), granted in November 2014. Work has started on site. |

| Suitability for housing | |
|-------------------------|--|
| Location | Within urban area |
| Policy considerations | Part of the site is designated as Green Network in the Telford and Wrekin Local Plan and Wrekin Local Plan. |
| Physical constraints | Remnants of former mining use i.e mineshafts, and former landfill |
| Potential Impacts | None known |
| Amenity impacts | Potential impacts due to close proximity of M54 |
| Overall Suitability | Given the previous history of the site and the potential for significant ground condition constraints which would need to be addressed, and the fact the site is being promoted for public open space in connection with a major strategic site adjacent to it, the site is not considered suitable for residential use. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable area (%) | | Net site area | | | | | |
| ` , | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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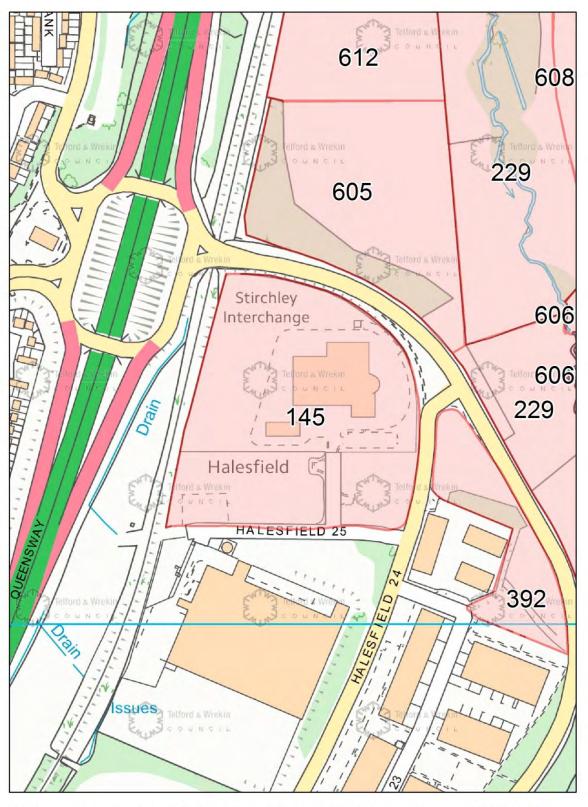
| Site Ref | 145 | Site Name | Land North of Halesfield 25 |
|-----------|-------------|------------|-----------------------------|
| Site Size | 5.643 Ha | Settlement | Telford |
| PDL | BR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford Urban Area |
| Policy | Strategic employment area, part of the site has proposed employment |
| considerations | allocations of the Draft Local Plan – sites E20 and E21. |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is within the protected strategic employment area and has proposed employment allocations in the Draft Local Plan and therefore the site is unlikely to be suitable for residential development. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |
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| Achievability | | | |
|---------------|--|------|--|
| | | | |
| Achievability | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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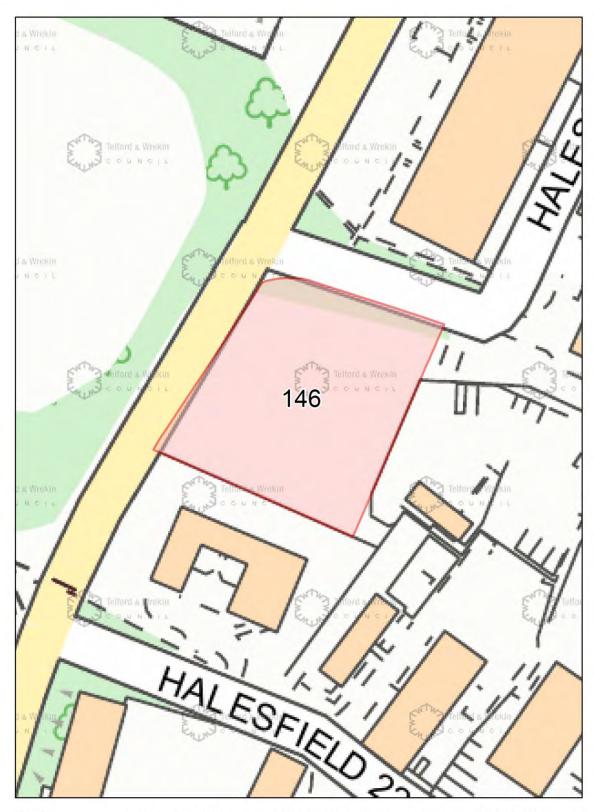
| Site Ref | 146 | Site Name | Land East of Halesfield 21 |
|-----------|-------------|------------|----------------------------|
| Site Size | 0.534 Ha | Settlement | Telford |
| PDL | BR | Comment | |

| Suitability for housing | } |
|-------------------------|---|
| Location | Telford Urban Area |
| Policy | Strategic employment area and within Madeley Neighbourhood Plan. |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is within the protected strategic employment area and therefore the site is unlikely to be suitable for residential development. Any proposals need to be in conformity with the Madeley Neighbourhood Plan. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | | |
|---------------|--|------|--|
| | | | |
| Achievability | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



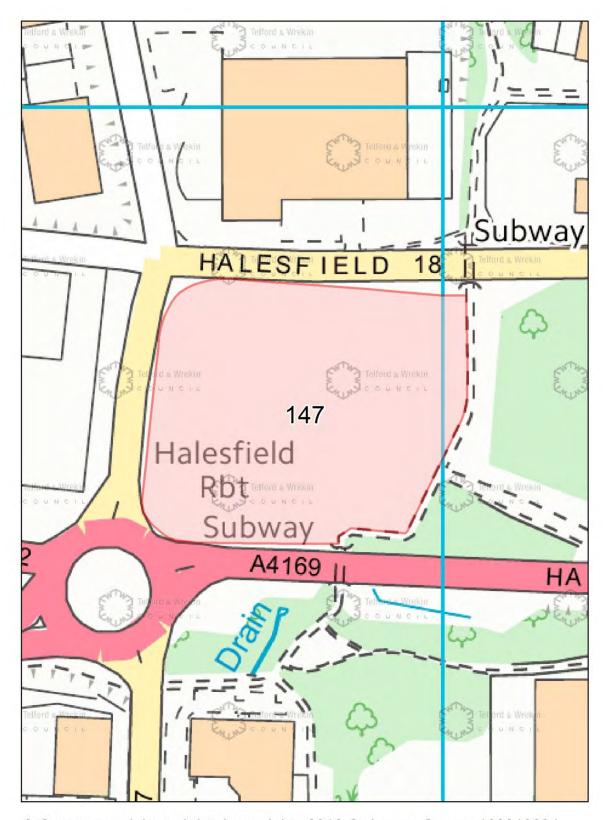
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| Site Ref | 147 | Site Name | Plot 1 Halesfield 18 |
|-----------|-------------|------------|----------------------|
| Site Size | 2.048 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford Urban Area |
| Policy | Strategic employment area and within Madeley Neighbourhood Plan. |
| considerations | |
| Physical constraints | Site is within Flood Zones 2, 3 and 3a. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is within the protected strategic employment area and therefore the site is unlikely to be suitable for residential development. Any proposals need to be in conformity with the Madeley Neighbourhood Plan. Site is within flooding zones, it is considered that the site is unsuitable without environmental improvements. |
| Suitability | Unsuitable |

| Availability |
|---------------|
| |
| Availability |
| |
| |
| Achievability |
| |
| Achievability |

| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | • | | |

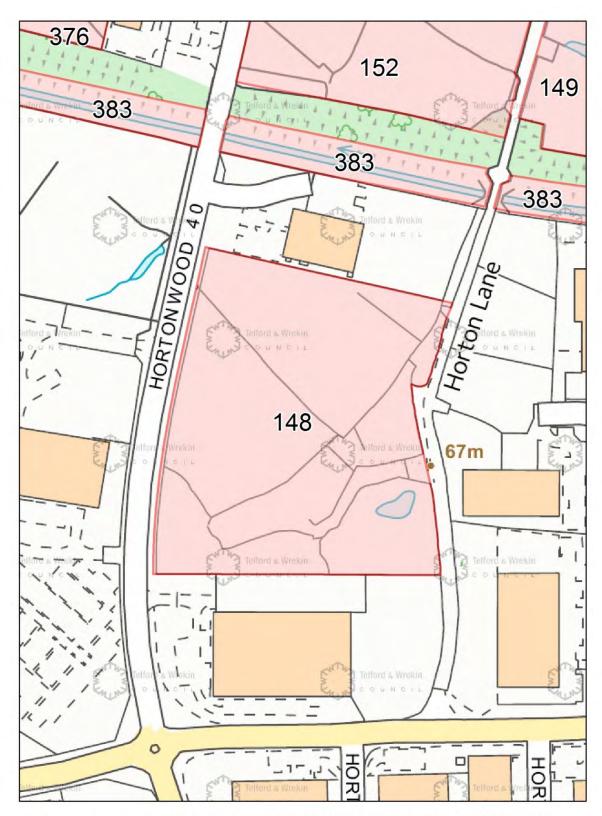


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| Site Ref | 148 | Site Name | Land East of Hortonwood 40, Hortonwood, Telford |
|-----------|-------------|------------|---|
| Site Size | 3.835 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Within urban area |
| Policy | Site located within Strategic Employment Area identified in the Telford & |
| considerations | Wrekin Local Plan. Site also allocated for employment use within the Telford |
| | & Wrekin Local Plan. |
| Physical constraints | None known |
| Potential Impacts | None known |
| Amenity impacts | Potential conflict between new residents and adjacent existing employment |
| | operations |
| Overall Suitability | Development for housing would represent a departure from the new local plan, resulting in piecemeal development within an area other wise designated as a strategic area for employment. For the site to become appropriate for residential use a comprehensive change of use of the wider employment area would be required, which would be conflict fundamentally to the emerging local plan. |
| Suitability | Unsuitable |

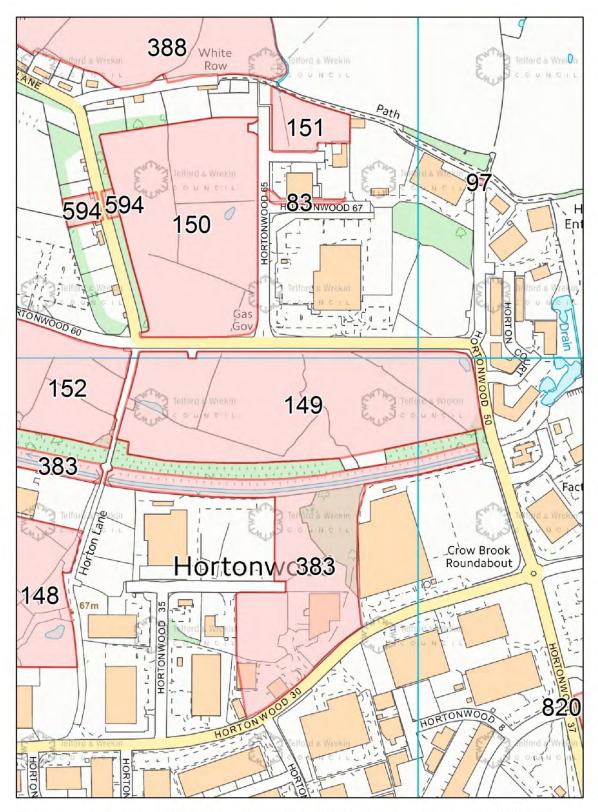
| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 149 | Site Name | Plot 6 & 7, Hortonwood |
|----------------|------------|------------|---|
| Site Size | 6.9 Ha | Settlement | Telford |
| PDL | GR | Comment | Site now under construction as a waste transfer facility. It therefore has not been considered further. |
| | | | |
| Suitability fo | or housing | | |
| Location | | | |

| Suitability for | housing | | | | | | |
|-----------------|----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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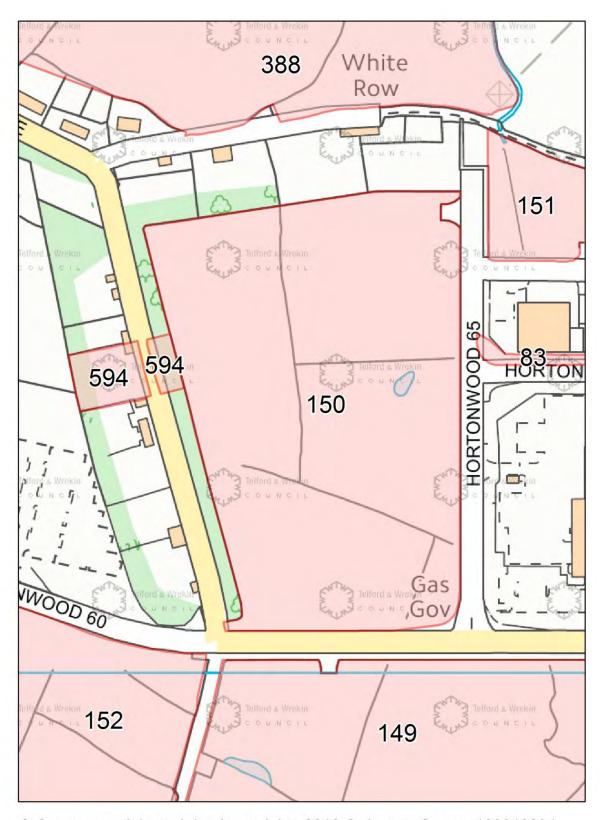
| Site Ref | 150 | Site Name | Plot 1, Hortonwood, Telford |
|-----------|--------|------------|-----------------------------|
| Site Size | 5.5 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford |
| Policy | Strategic Employment Area, proposed Employment Site Allocation |
| considerations | |
| Physical constraints | Flood Zone 3a |
| Potential Impacts | None known |
| Amenity impacts | Potential conflict between new residents and adjacent existing employment |
| | operations |
| Overall Suitability | Development for housing would represent a departure from the new local |
| | plan, resulting in piecemeal development within an area other wise |
| | designated as a strategic area for employment. For the site to become |
| | appropriate for residential use a comprehensive change of use of the wider |
| | employment area would be required, which would be conflict fundamentally |
| | to the emerging local plan. |
| Suitability | Unsuitable |

| Availability | |
|--------------|--|
| | |
| Availability | |

| Achievability | | | |
|---------------|--|--|--|
| | | | |
| Achievability | | | |

| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|---------|-----|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



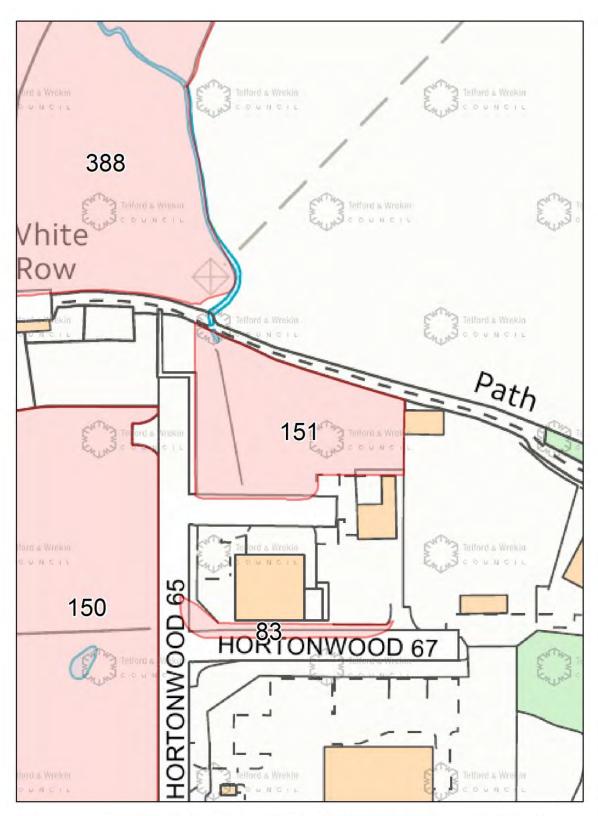
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| Site Ref | 151 | Site Name | Plot 2 – Hortonwood, Hortonwood, Telford |
|-----------|------------|------------|--|
| Site Size | 0.71 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | | | | | | | |
|-------------------------|---|--|--|--|--|--|--|
| Location | Within urban area | | | | | | |
| Policy | Strategic Employment Area | | | | | | |
| considerations | | | | | | | |
| Physical constraints | None known | | | | | | |
| Potential Impacts | None Known | | | | | | |
| Amenity impacts | Potential conflict between new residents and adjacent existing employment | | | | | | |
| | operations | | | | | | |
| Overall Suitability | Development for housing would represent a departure from the new local plan, resulting in piecemeal development within an area other wise | | | | | | |
| | designated as a strategic area for employment. For the site to become | | | | | | |
| | appropriate for residential use a comprehensive change of use of the wider | | | | | | |
| | employment area would be required, which would be conflict fundamentally | | | | | | |
| | to the emerging local plan. | | | | | | |
| Suitability | unsuitable | | | | | | |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------------|------|--|---|------------|--|
| Developable | | Net site area | Net site area | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | • | | |



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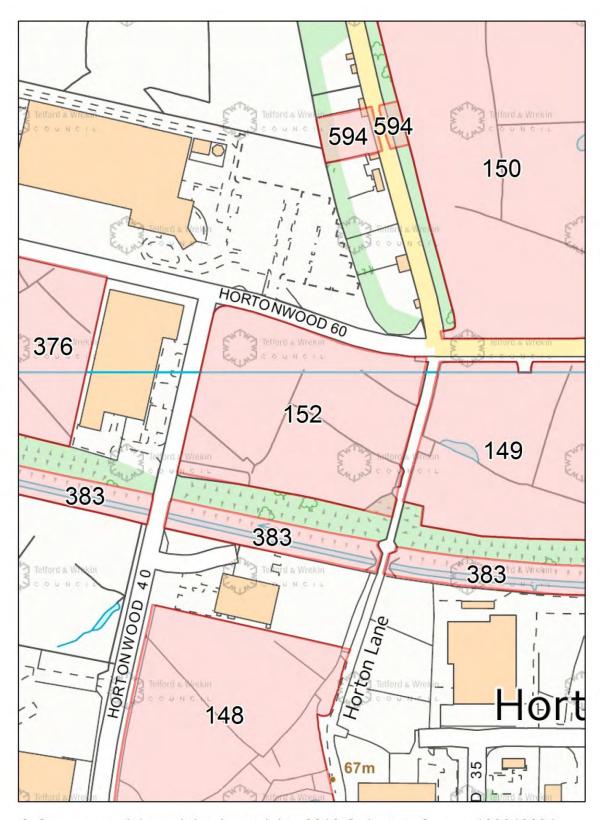
| Site Ref | 152 | Site Name | Site B - N Hortonwood, Telford |
|-----------|--------|------------|--------------------------------|
| Site Size | 2.7 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford |
| Policy | Strategic Employment Area, proposed Employment Site Allocation |
| considerations | |
| Physical constraints | None known |
| Potential Impacts | None known |
| Amenity impacts | Potential conflict between new residents and adjacent existing employment |
| | operations |
| Overall Suitability | Development for housing would represent a departure from the new local |
| | plan, resulting in piecemeal development within an area other wise |
| | designated as a strategic area for employment. For the site to become |
| | appropriate for residential use a comprehensive change of use of the wider |
| | employment area would be required, which would be conflict fundamentally |
| | to the emerging local plan. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | | |
|---------------|--|--|--|
| | | | |
| Achievability | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|-----|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



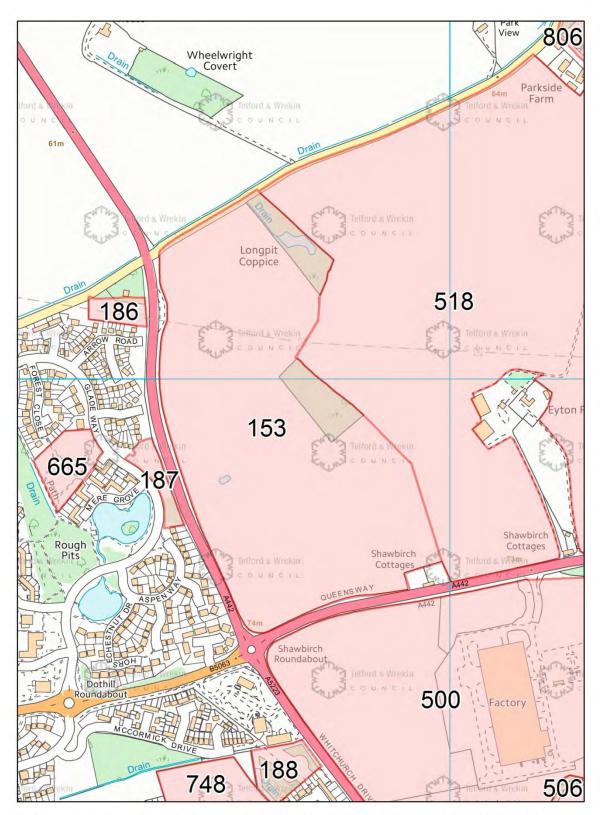
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| Site Ref | 153 | Site Name | Land North of Shawbirch Roundabout |
|-----------|------------|------------|------------------------------------|
| Site Size | 22.3 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | 3 |
|-------------------------|---|
| Location | Telford urban area |
| Policy | Employment Site Allocation |
| considerations | |
| Physical constraints | None known |
| Potential Impacts | None known |
| Amenity impacts | None known |
| Overall Suitability | Development for housing would represent a departure from the new local plan. For the site to become appropriate for residential use suitable justification would be required to outweigh the proposed allocation for employment, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
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| Availability | |
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| Achievability | |
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| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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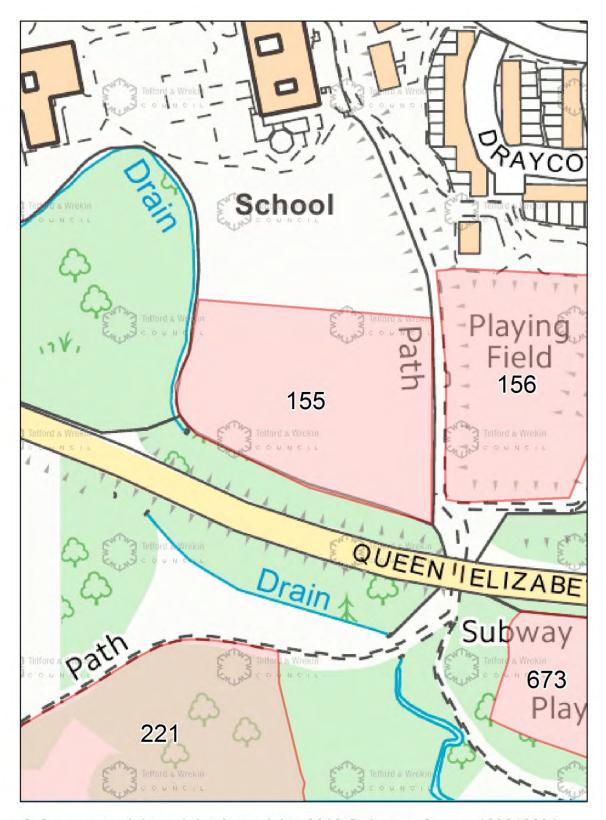
| Site Ref | 155 | Site Name | Hollinswood Gateway, West of Dale Acre Way, Telford |
|-----------|--------|------------|---|
| Site Size | 1.2 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford |
| Policy | Green Network |
| considerations | |
| Physical constraints | Flood Zone 3a, Access |
| Potential Impacts | None known |
| Amenity impacts | None known |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | |
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| | | |
| Availability | | |
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| Achievability | | |
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| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



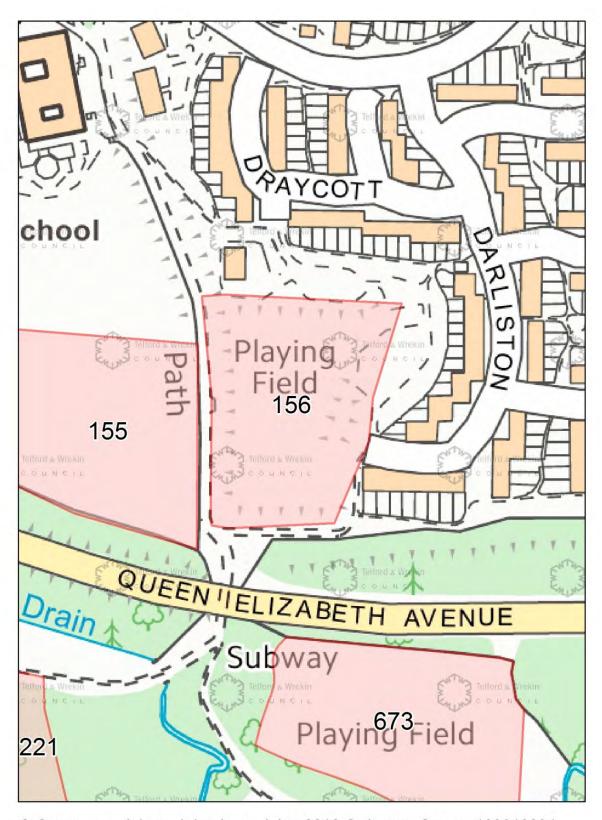
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| Site Ref | 156 | Site Name | East of Dale Acre Way, Hollinswood |
|-----------|-------------|------------|------------------------------------|
| Site Size | 1.006 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | Flood Zone 3a (small part) |
| Potential Impacts | None known |
| Amenity impacts | None known |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | |
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| Availability | | |
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| Achievability | | |
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| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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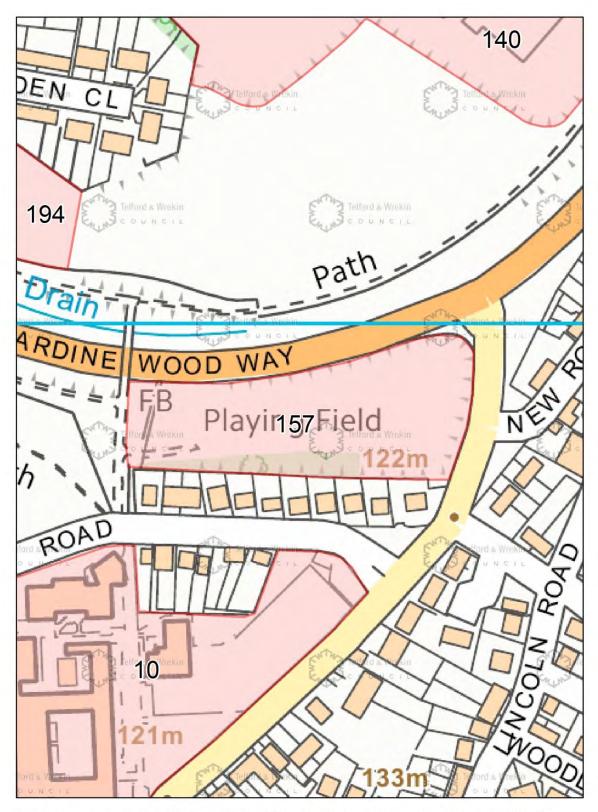
| Site Ref | 157 | Site Name | Playing Fields south of Wrockwardine Way, Oakengates |
|-----------|--------|------------|--|
| Site Size | 1.0 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | None known |
| Potential Impacts | None known |
| Amenity impacts | None known |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
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| Availability | |
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| Achievability | | |
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| Achievability | | _ |

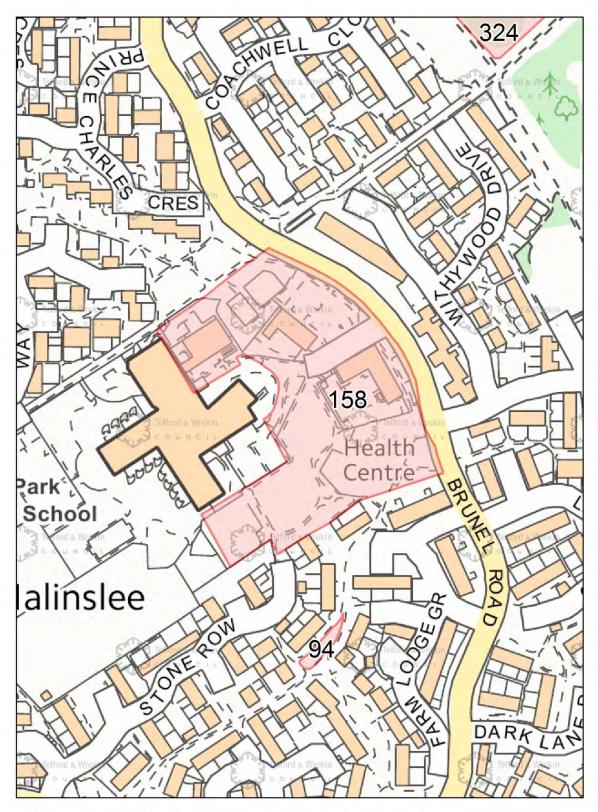
| Estimated site density and timeframe for delivery | | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|--|
| Developable | | Net site area | | | | | | | |
| area (%) | | | | | | | | | |
| Density(dph) | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | | |
| (dwellings) | | | | | | | | | |
| Comment | | | | | | | | | |



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| Site Ref | 158 | Site Name | Langley & St Leonard's, Spout Lane, Malinslee |
|-----------|--------|------------|---|
| | | | |
| Site Size | 2.2 Ha | Settlement | Telford |
| PDL | BR/ | Comment | Site has the benefit of planning permission (TWC/2007/0359) |
| | GR | | involving redevelopment of Malinslee Local Centre. |

| - | | | | | | |
|-------------------|----------------|---------------|------------|------|------------|--|
| Suitability for I | nousing | | | | | |
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 3 | | | | | |
| Physical consti | raints | | | | | |
| Potential Impa | icts | | | | | |
| Amenity impac | cts | | | | | |
| Overall Suitabi | lity | | | | | |
| Suitability | | | | | | |
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| - | | | | | | |
| Availability | | | | | | |
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| Achievability | | | | | | |
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| | | | | | | |
| Estimated site | density and ti | | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



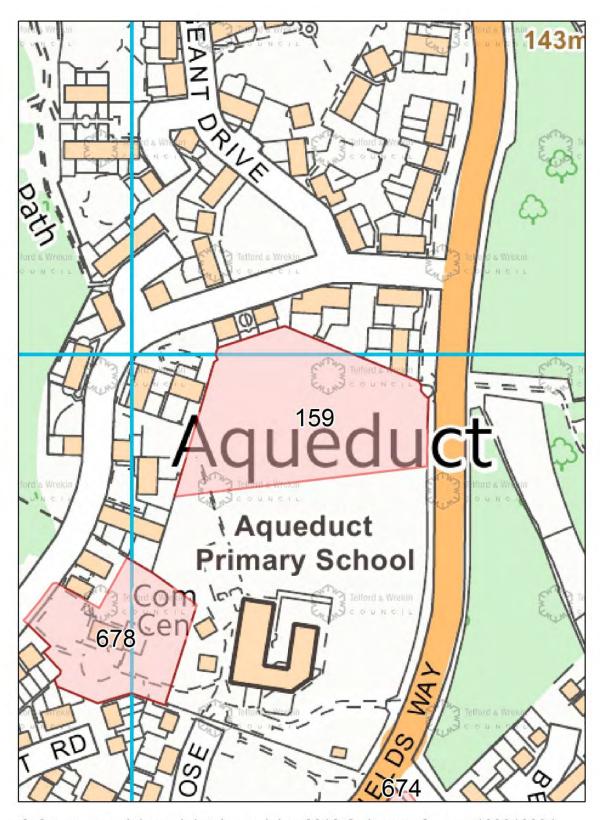
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| Site Ref | 159 | Site Name | Play fields South of Majestic Way, Aqueduct |
|-----------|------------|------------|---|
| Site Size | 0.82 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | 3 |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | None known |
| Potential Impacts | None known |
| Amenity impacts | None known |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable area (%) | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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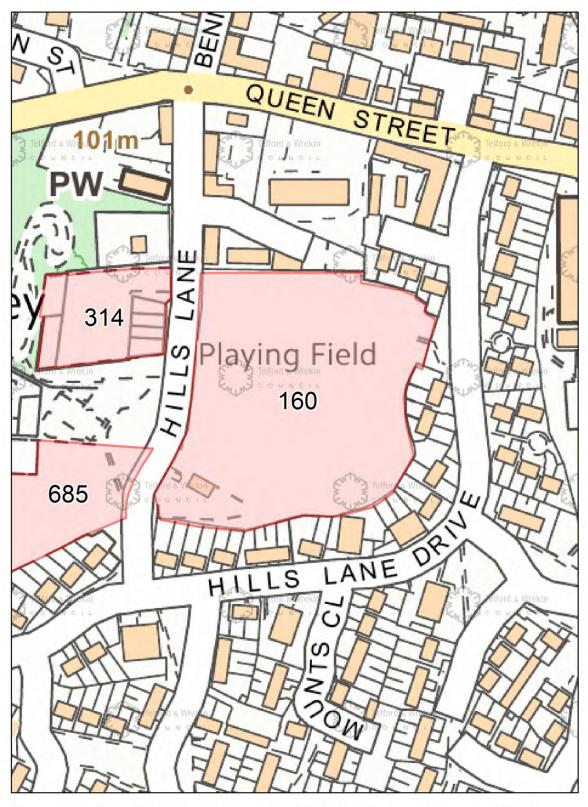
| Site Ref | 160 | Site Name | Playing Field at Hills Lane, Madeley |
|-----------|--------|------------|--------------------------------------|
| Site Size | 1.5 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | | | | | |
|-------------------------|--|--|--|--|--|
| Location | Telford urban area | | | | |
| Policy | Green Network | | | | |
| considerations | | | | | |
| Physical constraints | Former landfill site | | | | |
| Potential Impacts | None known | | | | |
| Amenity impacts | None known | | | | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. | | | | |
| Suitability | Unsuitable | | | | |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |
| | | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



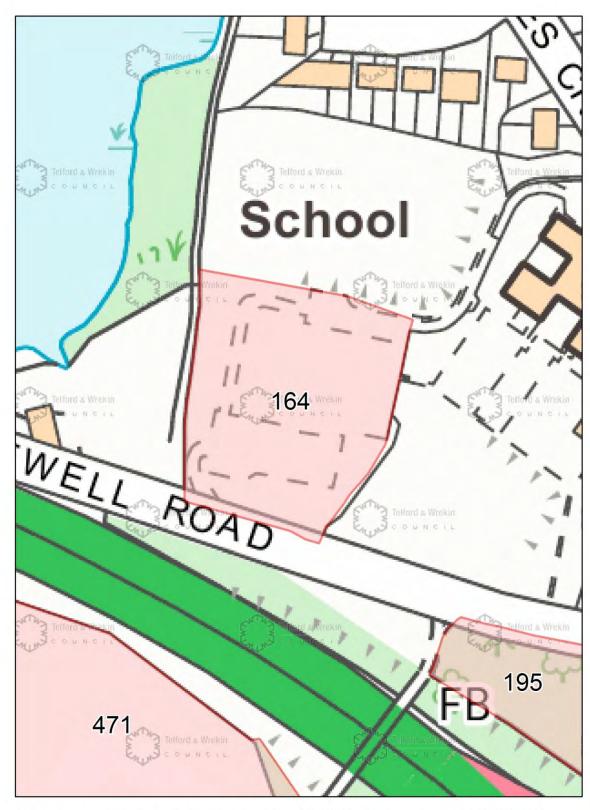
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| Site Ref | 164 | Site Name | Land adjacent to Teagues Bridge Primary School, Capewell Road |
|-----------|-------------|------------|--|
| Site Size | 0.556 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | None known |
| Potential Impacts | None known |
| Amenity impacts | None known |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
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| Availability | |
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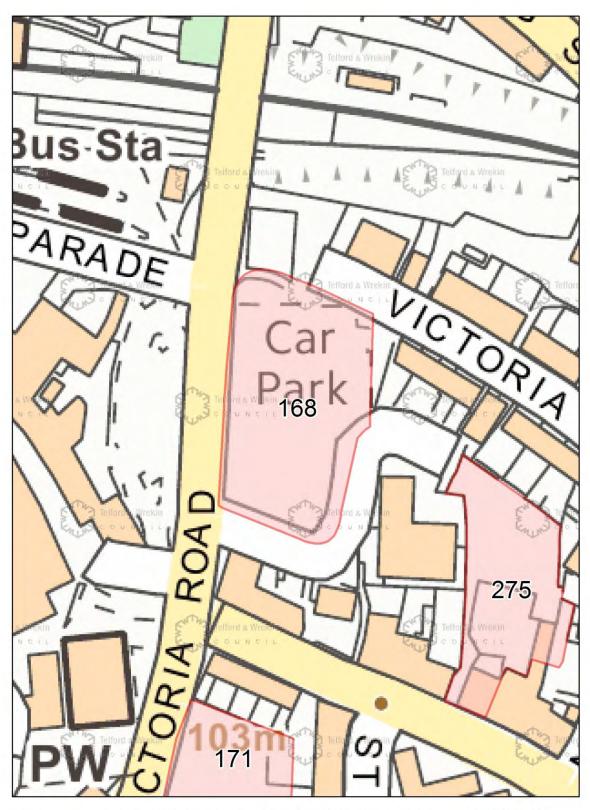
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|---|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | • | • | _ | |



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| Site Ref | 168 | Site Name | Health Centre, Victoria Road, Wellington |
|-----------|-------------|------------|---|
| Site Size | 0.406 Ha | Settlement | Telford |
| PDL | BR | Comment | The site is below the threshold of 0.5Ha. |

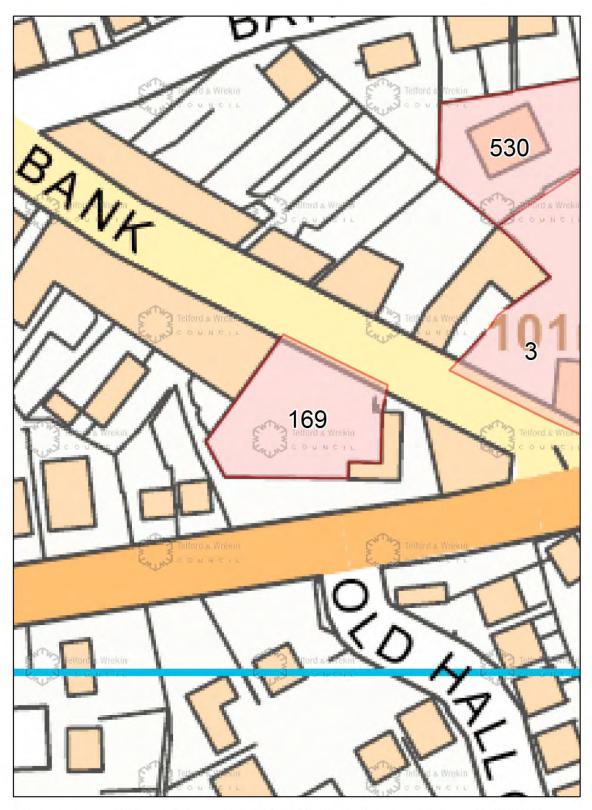
| Suitability for | housing | | | | | | |
|--------------------------|----------------|----------------|---------|------|--|------------|---|
| Suitability for Location | liousing | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical const | | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | | | | | | | |
| Suitability | ility | | | | | | |
| Suitability | | | | | | | |
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| Achievability | | | | | | | |
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| | | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | | |
| Developable | , | Net site area | , | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | • |



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| Site Ref | 169 | Site Name | Land off Mill Bank, College, Wellington |
|-----------|-------------|------------|---|
| Site Size | 0.123 Ha | Settlement | Telford |
| PDL | BR | Comment | The site is below the threshold of 0.5Ha. |

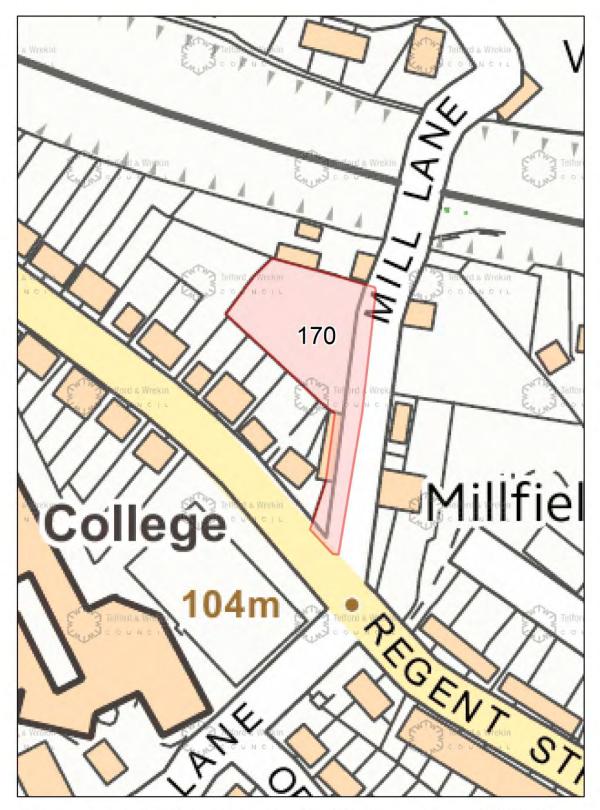
| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | ı |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 170 | Site Name | Land off Mill Bank, Wellington |
|-----------|-------|------------|--|
| | | | |
| Site Size | 0.219 | Settlement | Telford |
| | На | | |
| PDL | BR | Comment | The site is below the threshold of 0.5 Ha. |

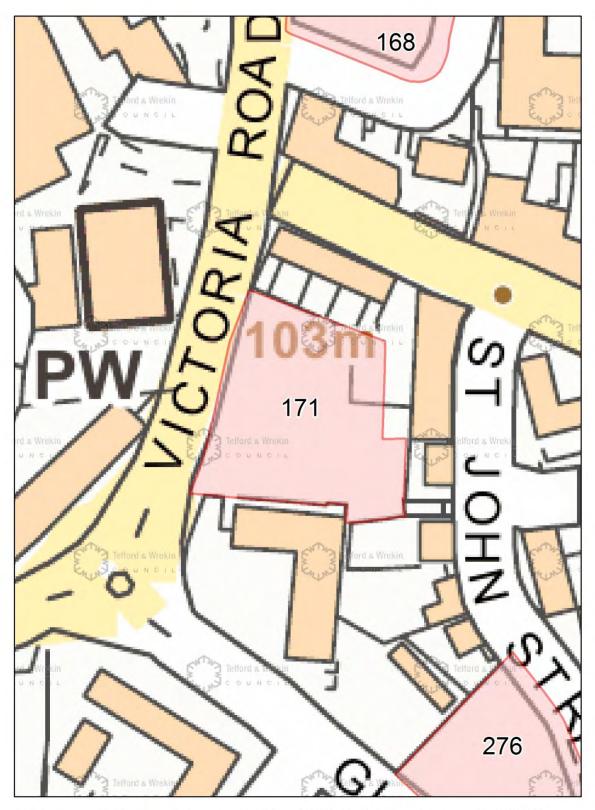
| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|---|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | 1 | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 171 | Site Name | Land off Victoria Road, Haygate |
|-----------|-------|------------|--|
| | | | |
| Site Size | 0.232 | Settlement | Telford |
| | На | | |
| PDL | BR | Comment | The site is below the threshold of 0.5 Ha. |

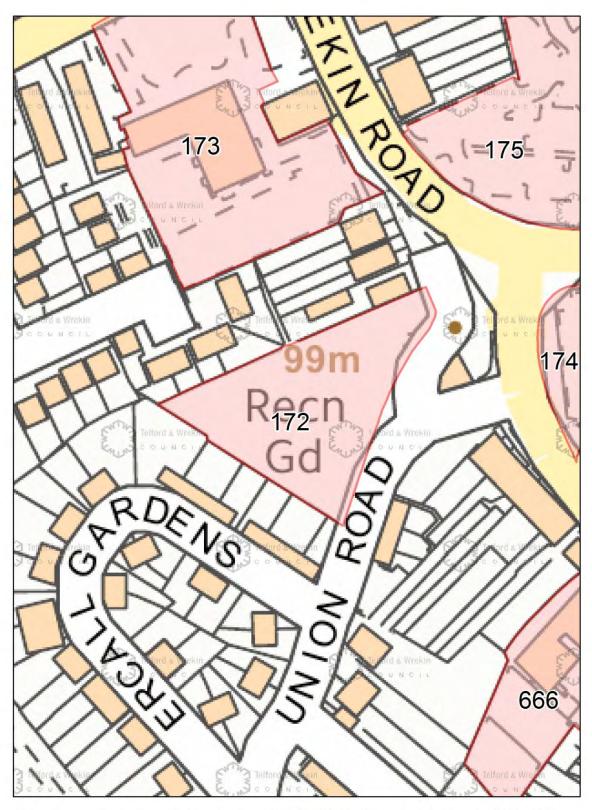
| Suitability for h | ousing | | | | |
|-------------------|----------------|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constra | aints | | | | |
| Potential Impac | | | | | |
| Amenity impact | ts | | | | |
| Overall Suitabili | ity | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
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| Estimated site of | density and ti | | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 172 | Site Name | Recreation land Union Road, Wellington |
|-----------|------------|------------|--|
| Site Size | 0.35 ha | Settlement | Telford |
| PDL | GR | Comment | The site is below the threshold of 0.5 Ha. |

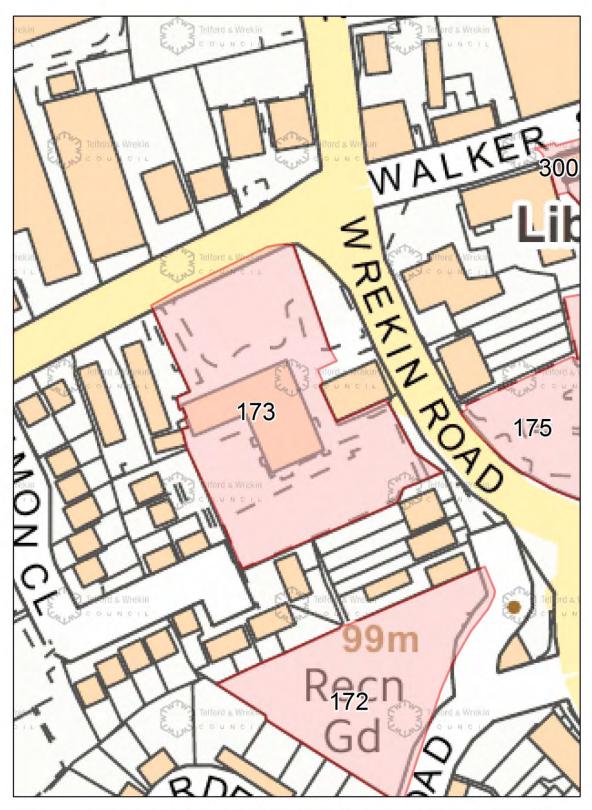
| Suitability for | housing | | | | | | |
|---|----------------|----------------|------------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| Estimated site | doncity and ti | maframa far d | olis rom r | | | | |
| | density and ti | meframe for do | elivery | | | | |
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | arc | | 11 years + | |
| (dwellings) | U-3 years | | 0-10 ye | cais | | 11 years + | |
| Comment | | <u> </u> | | | | | |
| Comment | | | | | | | |



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| Site Ref | 173 | Site Name | Mount Car park, Wrekin Road, Wellington |
|-----------|-------------|------------|--|
| Site Size | 0.581 Ha | Settlement | Telford |
| PDL | BR | Comment | Site has benefit of planning permission for 10.no residential units (TWC/2013/0266) and is under construction. |

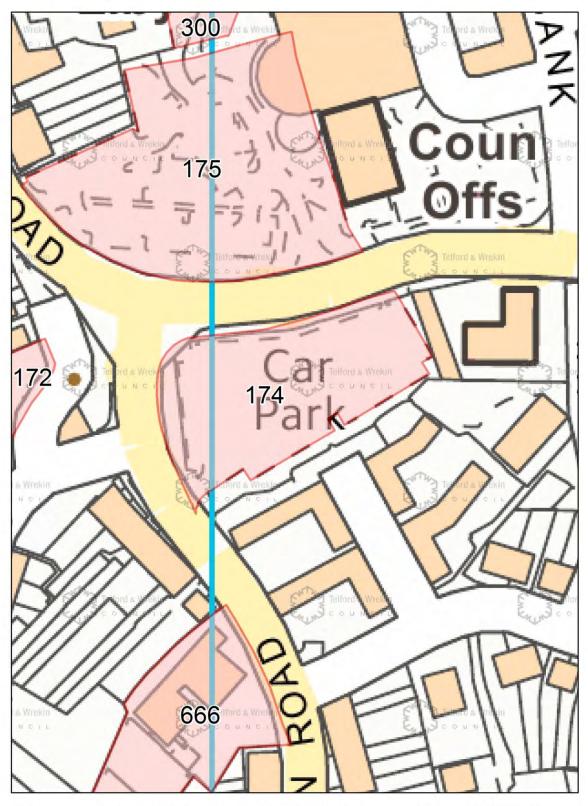
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Availability |
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| Achievability |
| |
| Achievability |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 174 | Site Name | South car park, Victoria Road, Haygate |
|-----------|--------|------------|--|
| Site Size | 0.4 Ha | Settlement | Telford |
| PDL | BR | Comment | This site is below the threshold of 0.5 Ha |

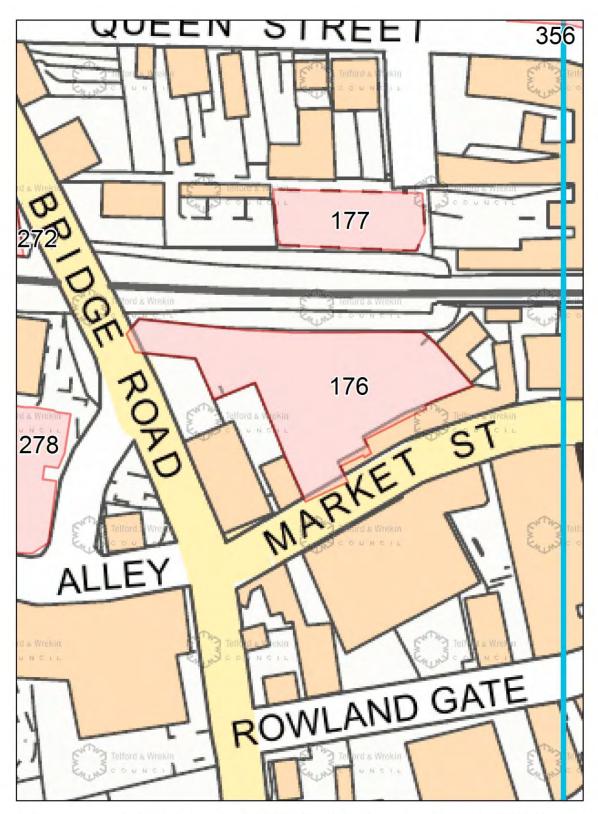
| Suitability for | housing | | | | | | |
|------------------------|-----------------------------|----------------|----------|------|---|------------|---|
| Location | liousing | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | | | | | | | |
| Potential Impa | | | | | | | |
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| Overall Suitab | | | | | | | |
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| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) Timeframe | 0.5 4005 | | 6 10 v | | I | 11 20000 | Π |
| (dwellings) | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| Comment | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 176 | Site Name | Market car park, Market Street, Wellington |
|-----------|-------------|------------|---|
| Site Size | 0.334 Ha | Settlement | Telford |
| PDL | BR | Comment | This site is below the threshold of 0.5 Ha. |

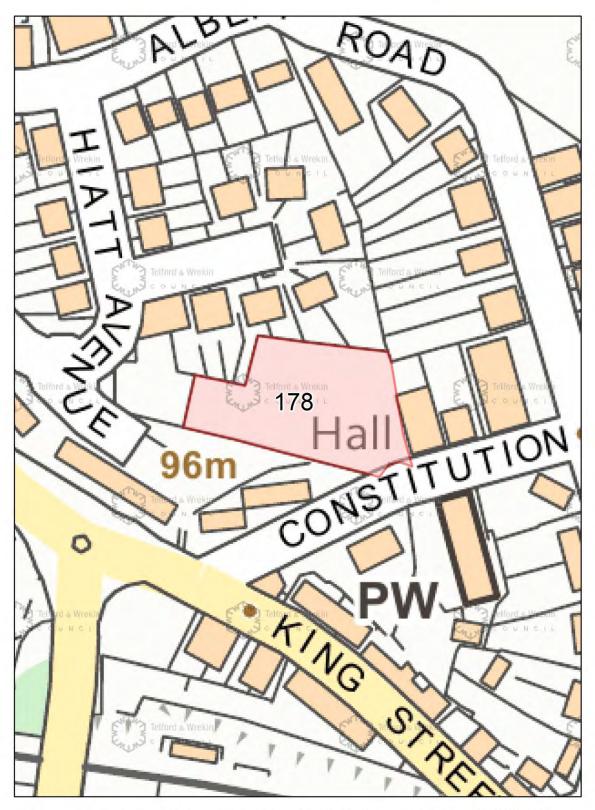
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Availability |
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| Achievability |
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| Achievability |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 178 | Site Name | Land back of Constitutional Hill, College |
|-----------|------------|------------|---|
| Site Size | 0.25 Ha | Settlement | Telford |
| PDL | BR | Comment | This site is below the threshold of 0.5 Ha. |

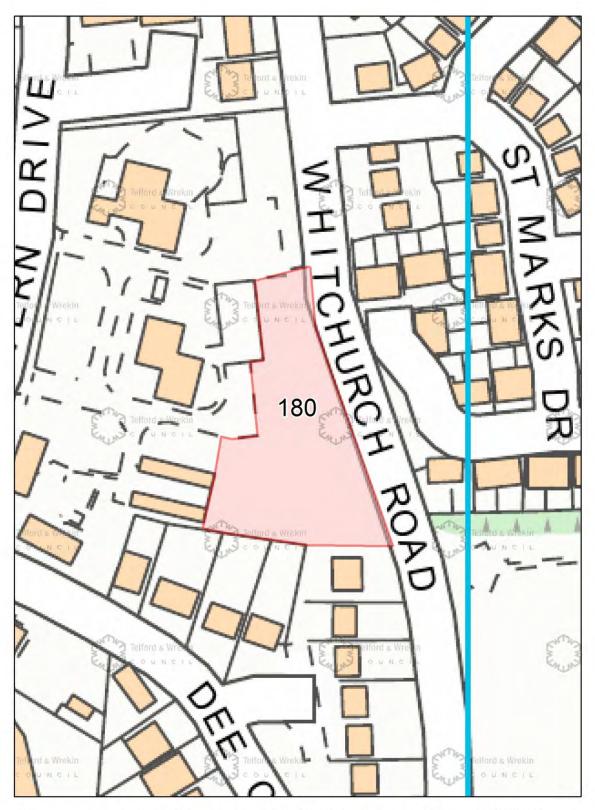
| Suitability for housing | g | | | | | | |
|-------------------------|-----------------------|------------|---|------------|---|--|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constraints | | | | | | | |
| Potential Impacts | | | | | | | |
| Amenity impacts | | | | | | | |
| Overall Suitability | itability | | | | | | |
| Suitability | | | | | | | |
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| | y and timeframe for d | | | | | | |
| Developable | Net site area | | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | _ | | | | |
| Timeframe 0-5 ye | ears | 6-10 years | | 11 years + | | | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 180 | Site Name | Land off Whitchurch Road, Dothill |
|-----------|------------|------------|--|
| Site Size | 0.35 Ha | Settlement | Telford |
| PDL | BR | Comment | This site is below the threshold of 0.5 Ha |

| Suitability for | housing | | | | | | |
|---|----------------|----------------|---------|------|---|-------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) Timeframe | 0 F voors | | 6 10 4 | | 1 | 11 400 00 1 | |
| | 0-5 years | | 6-10 ye | edis | | 11 years + | |
| (dwellings) Comment | | | | | | | |
| Comment | | | | | | | |



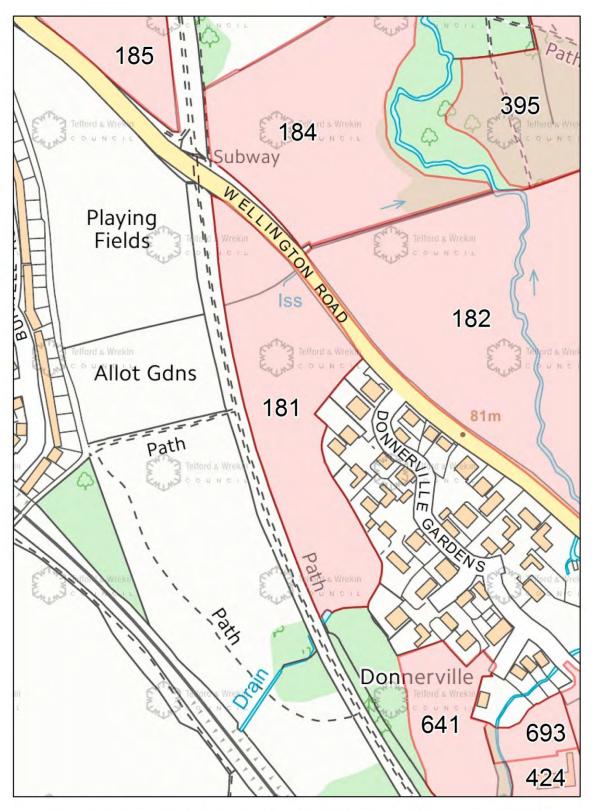
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| Site Ref | 181 | Site Name | Land east of Wellington Road |
|-----------|------------|------------|------------------------------|
| Site Size | 2.45 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | Flood Zone 3a covers part of the site |
| Potential Impacts | None known |
| Amenity impacts | None known |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
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| Availability | |
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| Achievability | |
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| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



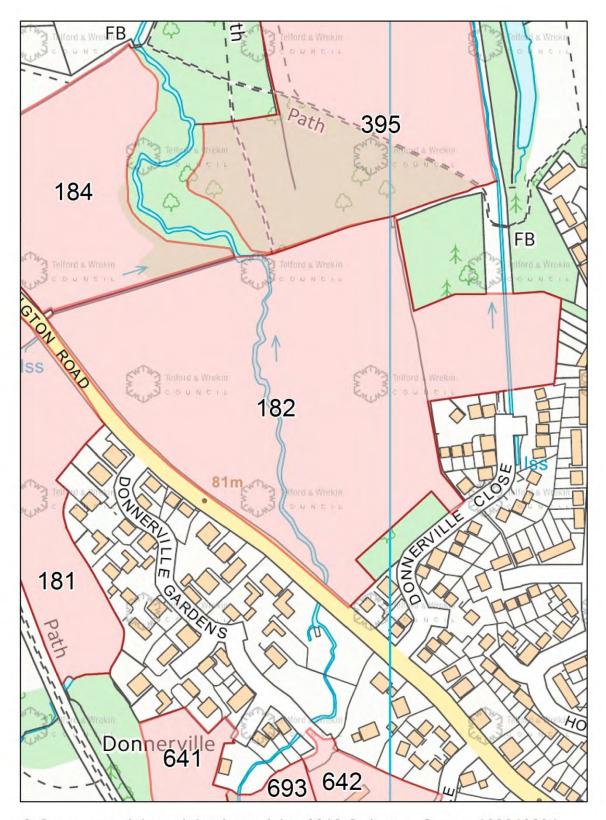
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| Site Ref | 182 | Site Name | Land west of Wellington Road, Admaston |
|-----------|-------------|------------|--|
| Site Size | 7.586 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | 3 |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | Flood Zone 3a |
| Potential Impacts | None known |
| Amenity impacts | None known |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



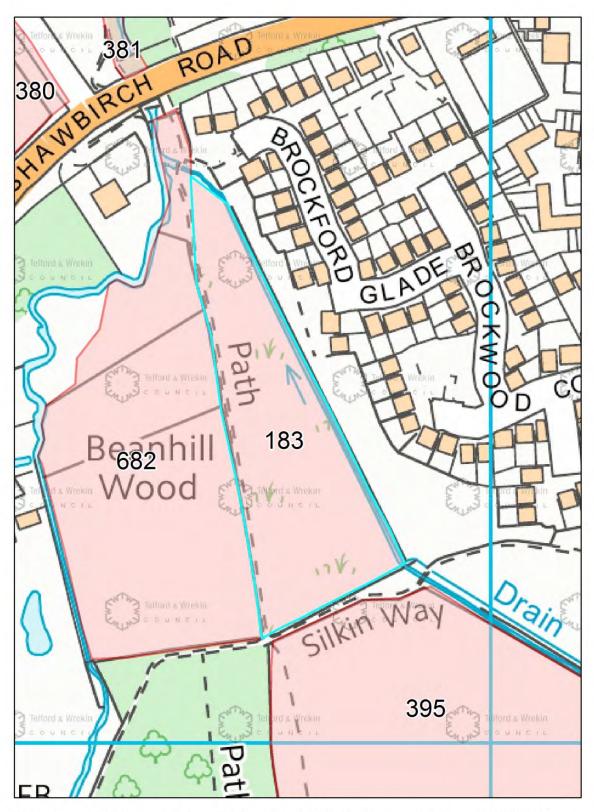
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| Site Ref | 183 | Site Name | South of Shawbirch Road |
|-----------|-------------|------------|-------------------------|
| Site Size | 1.135 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | 3 |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | Flood Zone 3a |
| Potential Impacts | None known |
| Amenity impacts | None known |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|------------------|--|
| | |
| Availability | |
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| A chi ova hility | |
| Achievability | |
| A chi ovahility | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | | | | |



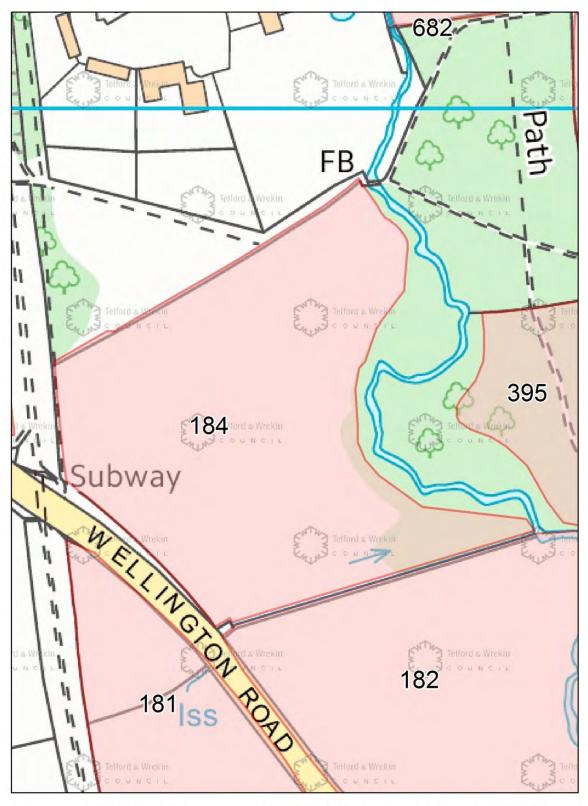
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| Site Ref | 184 | Site Name | Land north of Wellington Road |
|-----------|------------|------------|-------------------------------|
| Site Size | 2.86 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | 3 | | | | |
|-------------------------|--|--|--|--|--|
| Location | Telford urban area | | | | |
| Policy | Green Network | | | | |
| considerations | | | | | |
| Physical constraints | Flood Zone 3a | | | | |
| Potential Impacts | None known | | | | |
| Amenity impacts | None known | | | | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. | | | | |
| Suitability | Unsuitable | | | | |

| Availability | |
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| Availability | |
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| Achievability | |
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| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | | |
|---|-----------|---------------|------------|--|--|--|------------|--|--|
| Developable area (%) | | Net site area | | | | | | | |
| Density(dph) | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | | | 11 years + | | |
| (dwellings) | | | | | | | | | |
| Comment | | | | | | | | | |



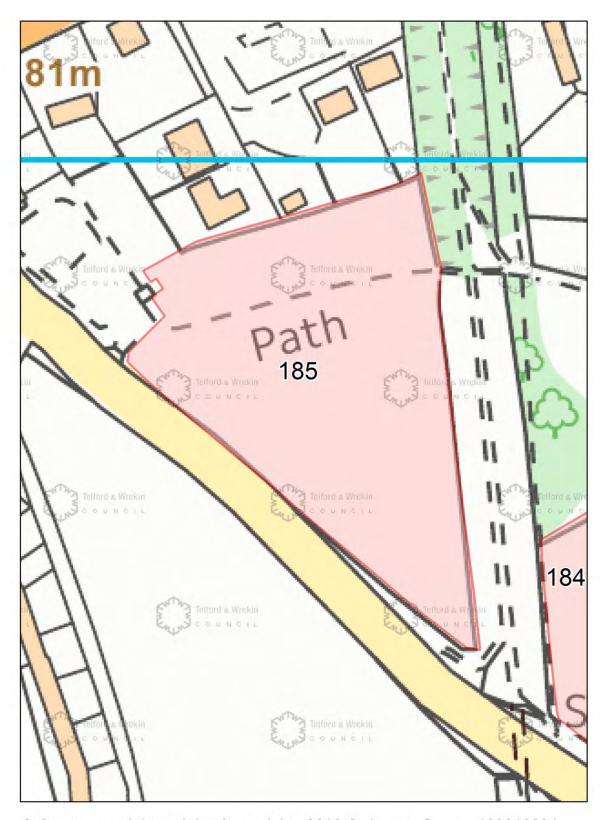
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| Site Ref | 185 | Site Name | Land west of Wellington Road, Admaston |
|-----------|-------------|------------|--|
| Site Size | 1.101 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | 3 |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | None known |
| Potential Impacts | None known |
| Amenity impacts | None |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | |
|---------------|--|--|
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| Availability | | |
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| Achievability | | |
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| Achievability | | |

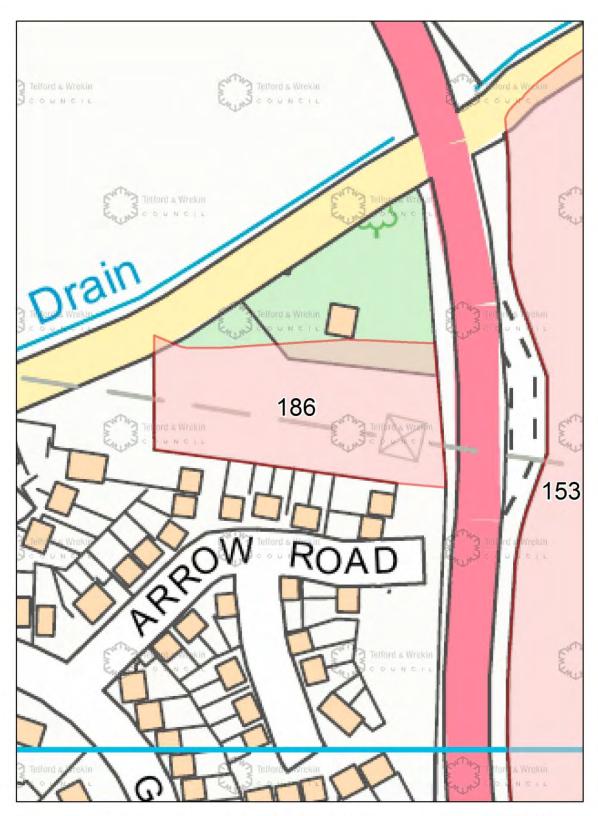
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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| Site Ref | 186 | Site Name | Land east of Whitchurch Road |
|-----------|-------|------------|--|
| Site Size | 0.438 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | This site is below the threshold of 0.5 hectares |

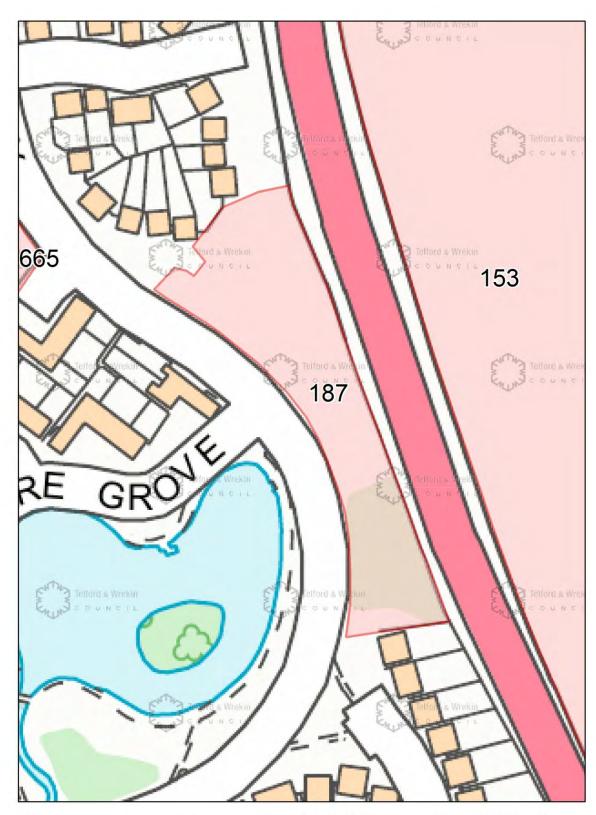
| Suitability for housing | |
|---|--|
| Location | |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
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| Achievability | |
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| Estimated site density and timeframe for delivery | |
| Developable Net site area | |
| area (%) | |
| Density(dph) | |
| Timeframe 0-5 years 6-10 years 11 years + | |
| (dwellings) | |
| Comment | |



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| Site Size 0.486 Settlement Telford | |
|---|--|
| PDL GR Comment This site is below the threshold of 0.5 Ha | |

| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



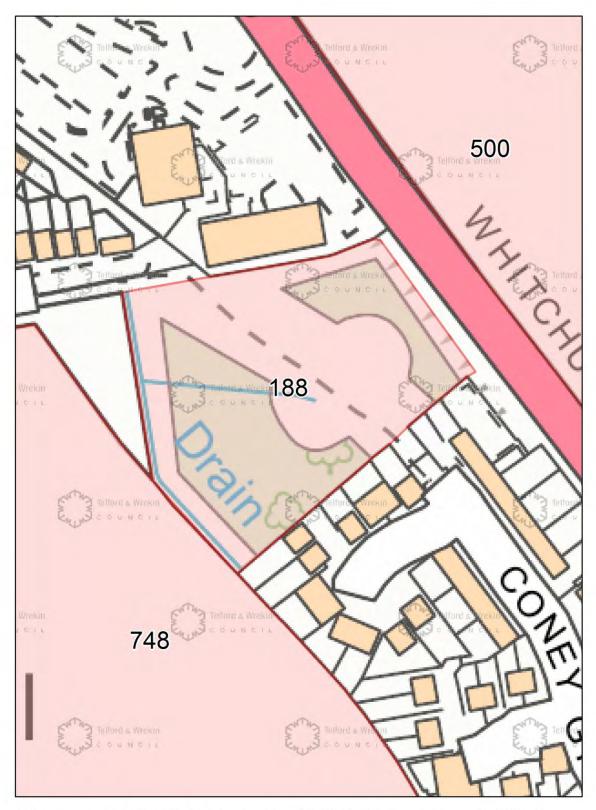
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| Site Ref | 188 | Site Name | Land north of Coney Way Green, Dothill |
|-----------|------------|------------|--|
| Site Size | 0.86 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | 3 |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | None known |
| Potential Impacts | None known |
| Amenity impacts | None known |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



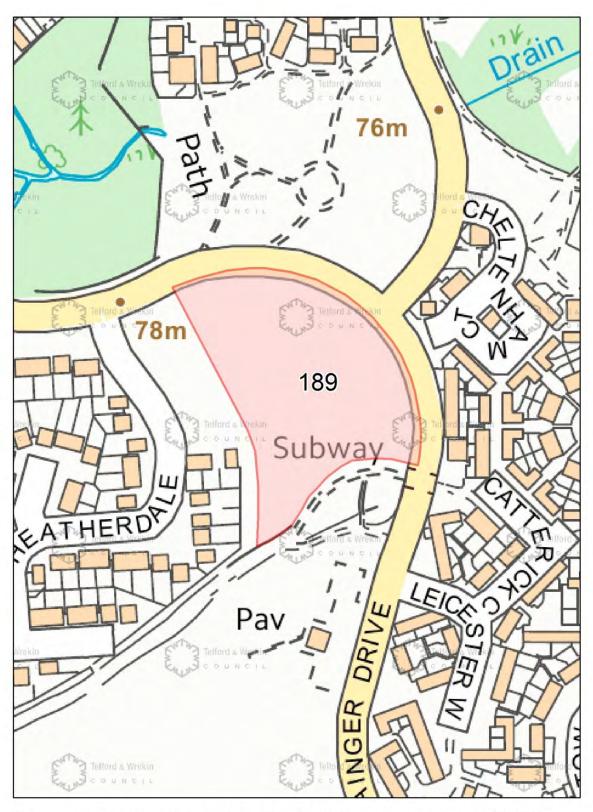
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| Site Ref | 189 | Site Name | Land off Grainger Drive |
|-----------|-------------|------------|-------------------------|
| Site Size | 1.027 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | None known |
| Potential Impacts | None known |
| Amenity impacts | None known |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|------------|--|--|------------|--|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe (dwellings) | 0-5 years | | 6-10 years | | | 11 years + | | |
| Comment | | | | | | | | |



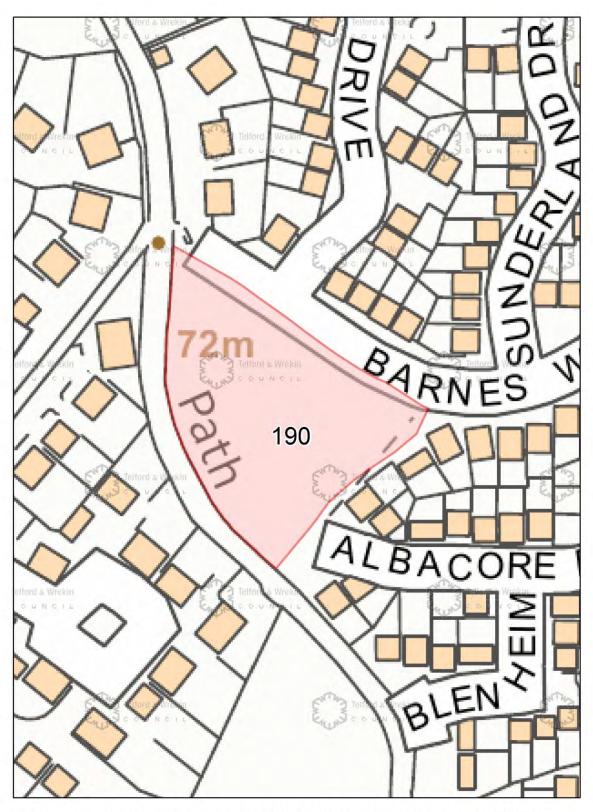
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| Site Ref | 190 | Site Name | Land off Barnes Drive |
|-----------|-------------|------------|-----------------------|
| Site Size | 0.535 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | None known |
| Potential Impacts | None known |
| Amenity impacts | None known |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|------------------|--|
| | |
| Availability | |
| | |
| A . L. 2 L. 2121 | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



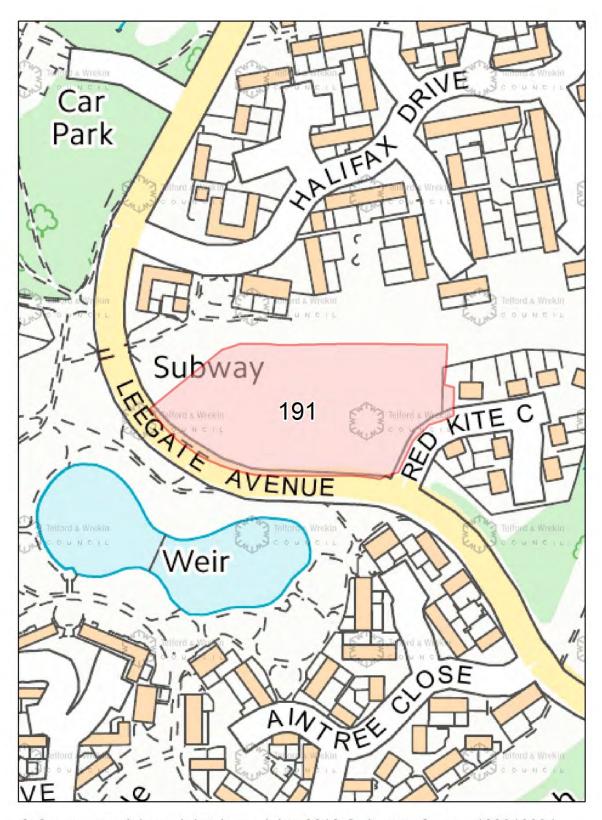
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| Site Ref | 191 | Site Name | Land off Leegate Avenue |
|-----------|-------------|------------|-------------------------|
| Site Size | 0.883 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | Flood Zone 3a |
| Potential Impacts | None known |
| Amenity impacts | None known |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|----------------|--|
| | |
| Availability | |
| | |
| Achievability | |
| Acilievability | |
| Achiovability | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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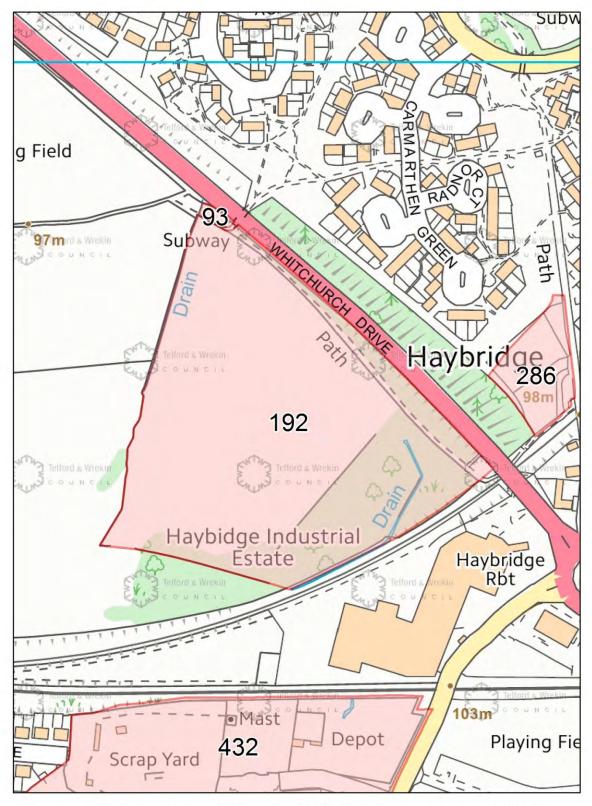
| Site Ref | 192 | Site Name | East of Whitchurch Drive |
|-----------|-------------|------------|--------------------------|
| Site Size | 6.264 Ha | Settlement | |
| PDL | BR/GR | Comment | |

| Suitability for housing | Suitability for housing | | | | |
|-------------------------|--|--|--|--|--|
| Location | Telford urban area | | | | |
| Policy | Green Network | | | | |
| considerations | | | | | |
| Physical constraints | Flood Zone 3a, former landfill site | | | | |
| Potential Impacts | None known | | | | |
| Amenity impacts | None known | | | | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. Site is also subject to ground contamination/land stability issues. | | | | |
| Suitability | Unsuitable | | | | |

| Availability | | |
|---------------|----------|--|
| | | |
| Availability | | |
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Achievability

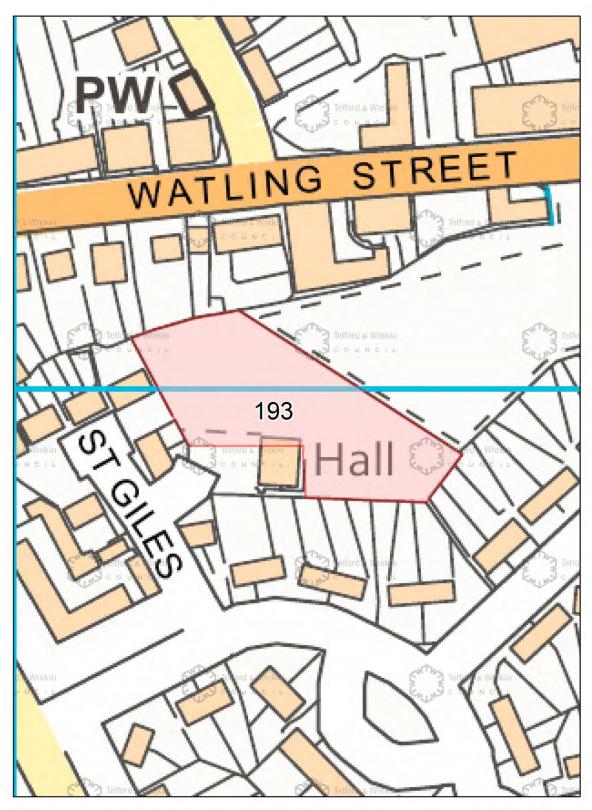
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 193 | Site Name | Land off Giles Close, Arleston |
|-----------|-------|------------|--|
| | | | |
| Site Size | 0.391 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | This site is below the threshold of 0.5 Ha |

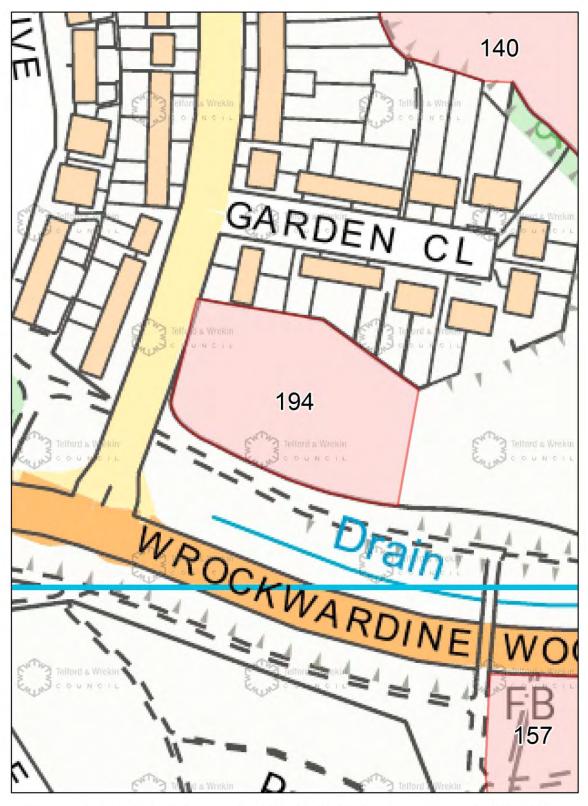
| Suitability for housing | |
|------------------------------|-----------------------|
| Location | |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
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| | |
| Availability | |
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| Availability | |
| | |
| A chi aya hility | |
| Achievability | |
| Achievability | 1 |
| Achievability | |
| | |
| Estimated site density and t | imeframe for delivery |
| Developable Developable | Net site area |
| area (%) | Net site died |
| Density(dph) | |
| Timeframe 0-5 years | 6-10 years 11 years + |
| (dwellings) | |
| Comment | |



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| 194 | Site Name | Land off Wombridge Road |
|-------|-------------|--|
| | | |
| 0.418 | Settlement | Telford |
| На | | |
| GR | Comment | This site is below the threshold of 0.5 Ha |
| | 0.418 Ha | 0.418 Settlement Ha |

| Suitability for housing | |
|------------------------------|-----------------------|
| Location | |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
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| Availability | |
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| Availability | |
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| A chi aya hility | |
| Achievability | |
| Achievability | 1 |
| Achievability | |
| | |
| Estimated site density and t | imeframe for delivery |
| Developable Developable | Net site area |
| area (%) | Net site died |
| Density(dph) | |
| Timeframe 0-5 years | 6-10 years 11 years + |
| (dwellings) | |
| Comment | |



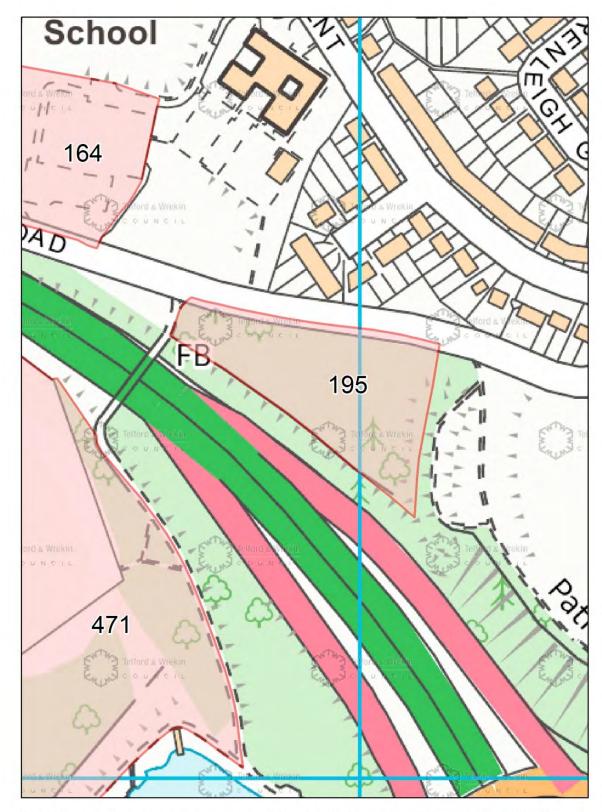
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| Site Ref | 195 | Site Name | Land off Capewell Road |
|-----------|------------|------------|------------------------|
| Site Size | 0.74 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | | | | | |
|-------------------------|--|--|--|--|--|
| Location | Telford urban area | | | | |
| Policy | Green Network | | | | |
| considerations | | | | | |
| Physical constraints | Mineshafts | | | | |
| Potential Impacts | None known | | | | |
| Amenity impacts | Proximity to A442 | | | | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. | | | | |
| Suitability | Unsuitable | | | | |

| Availability | |
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| Availability | |
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| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| area (70) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



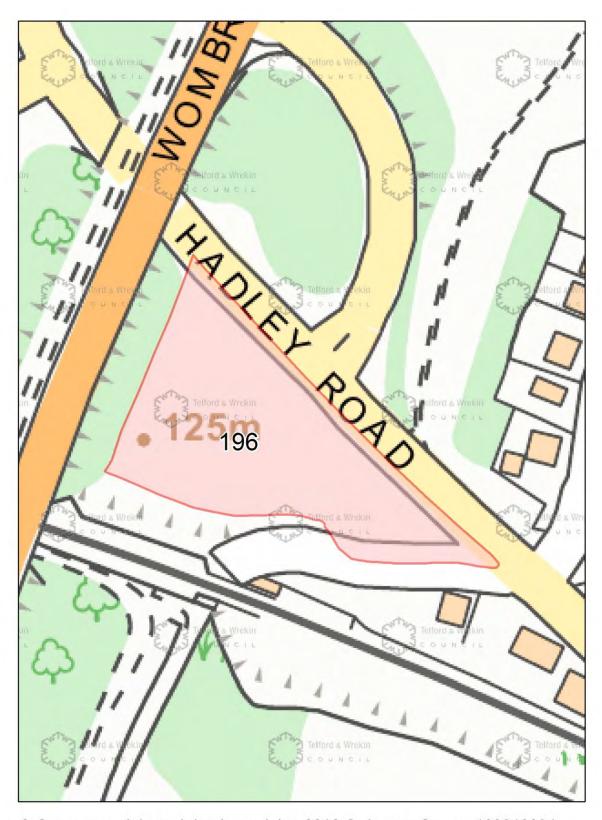
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| Site Ref | 196 | Site Name | Land off Hadley Road |
|-----------|-------------|------------|----------------------|
| Site Size | 0.601 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | 3 | | | |
|-------------------------|--|--|--|--|
| Location | Telford urban area | | | |
| Policy | Green Network | | | |
| considerations | | | | |
| Physical constraints | None known | | | |
| Potential Impacts | None known | | | |
| Amenity impacts | Proximity to Wombridge Way | | | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. | | | |
| Suitability | Unsuitable | | | |

| Availability | | |
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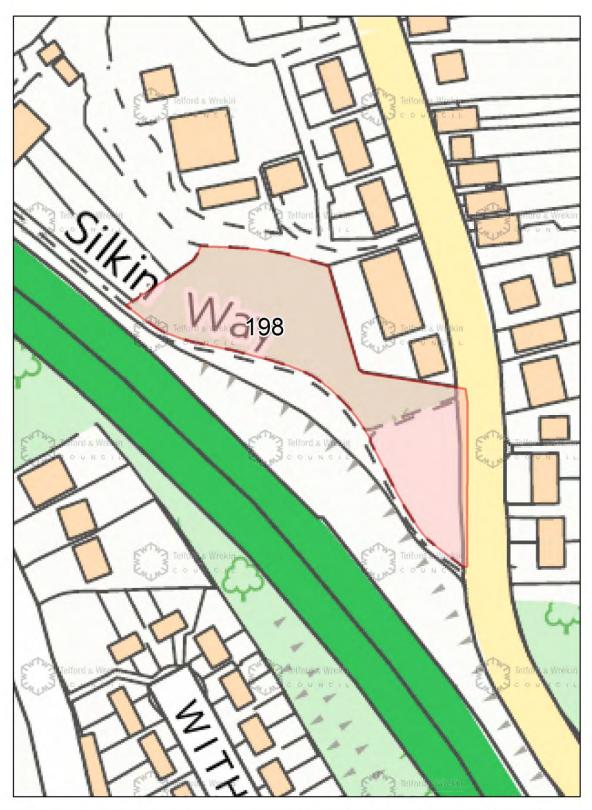
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 198 | Site Name | Land off Stafford Road |
|-----------|-------------|------------|--|
| Site Size | 0.413 Ha | Settlement | Telford |
| PDL | GR | Comment | This site is below the threshold of 0.5 Ha |

| Suitability for housing | |
|-------------------------------|-----------------------|
| Location | |
| Policy | |
| Considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
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| Availability | |
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| Availability | |
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| A chi aya hility | |
| Achievability | |
| Achievability | |
| Achievability | |
| | |
| Estimated site density and to | meframe for delivery |
| Developable Developable | Net site area |
| area (%) | The site area |
| Density(dph) | |
| Timeframe 0-5 years | 6-10 years 11 years + |
| (dwellings) | 1 2 7 5 3 3 3 |
| Comment | |



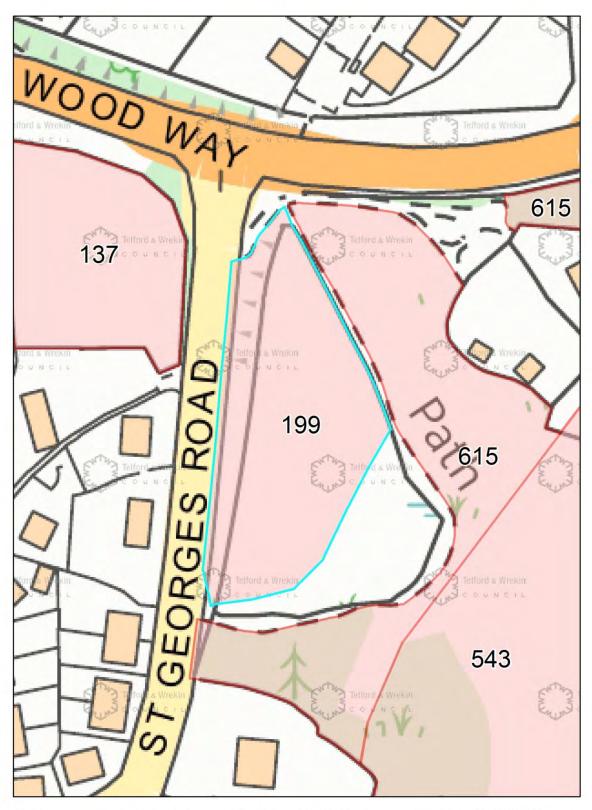
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| Site Ref | 199 | Site Name | Land east of St Georges Road |
|-----------|-------------|------------|------------------------------|
| Site Size | 0.565 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | S | | | |
|-------------------------|--|--|--|--|
| Location | Telford urban area | | | |
| Policy | Green Network | | | |
| considerations | | | | |
| Physical constraints | Mineshafts | | | |
| Potential Impacts | None known | | | |
| Amenity impacts | None known | | | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. | | | |
| Suitability | Unsuitable | | | |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | | | |



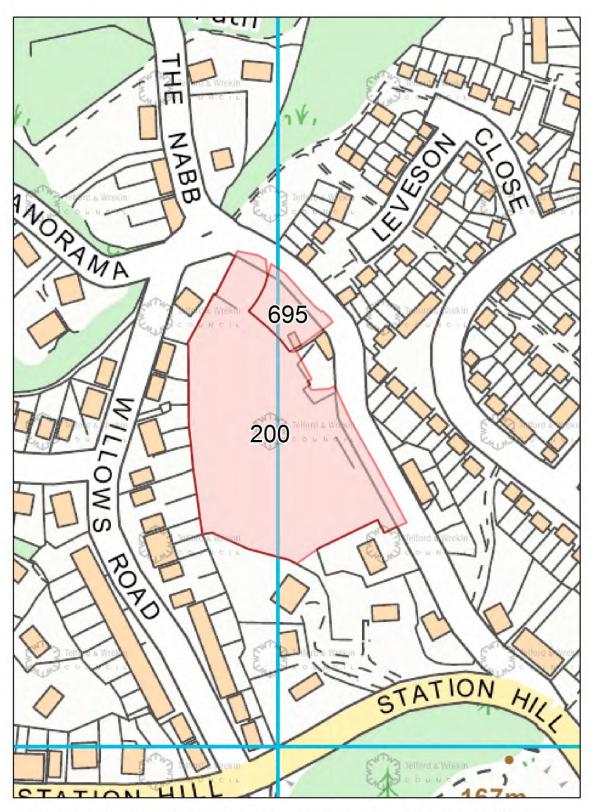
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| Site Ref | 200 | Site Name | Land off the Nabb |
|-----------|-------------|------------|-------------------|
| Site Size | 1.051 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | | | | |
|-------------------------|--|--|--|--|
| Location | Telford urban area | | | |
| Policy | Green Network | | | |
| considerations | | | | |
| Physical constraints | Mineshafts | | | |
| Potential Impacts | None known | | | |
| Amenity impacts | None known | | | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. | | | |
| Suitability | Unsuitable | | | |

| Availability | | |
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| Availability | | |
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| Achievability | | |
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| Achievability | | |

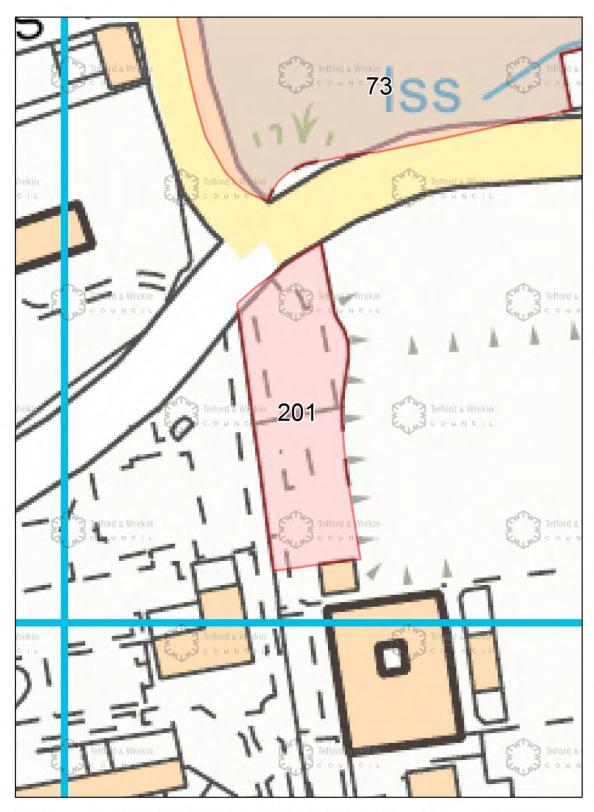
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe (dwellings) | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| Comment | | | | | | | | |



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| Site Ref | 201 | Site Name | Land off St.Georges Road |
|-----------|-------------|------------|--|
| Site Size | 0.186 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha and site is part of planning permission TWC/2013/0292. |

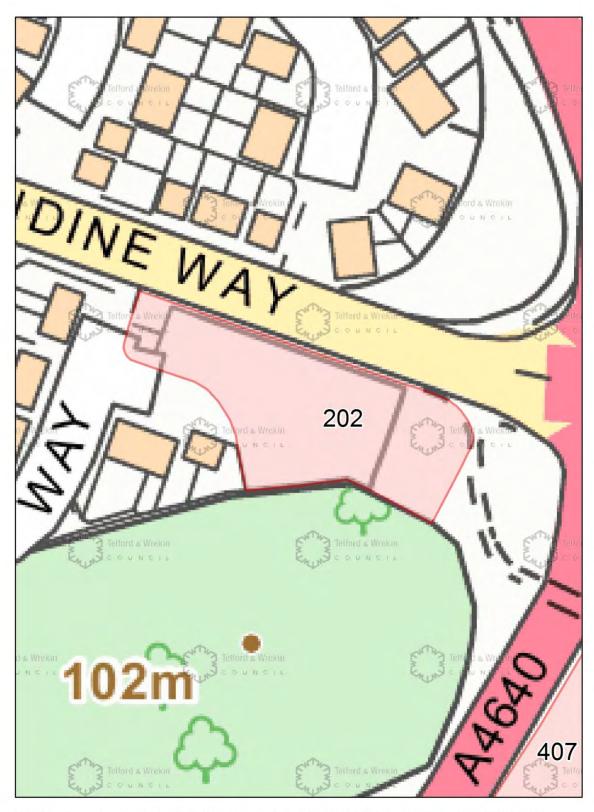
| Suitability for I | housing | | | | | | |
|-------------------|----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical consti | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impac | | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability Scor | re | | | | | | |
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| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| | - | | | | | | |
| Achievability S | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 202 | Site Name | Land off Celedine Way |
|-----------|-------------|------------|---|
| Site Size | 0.254 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

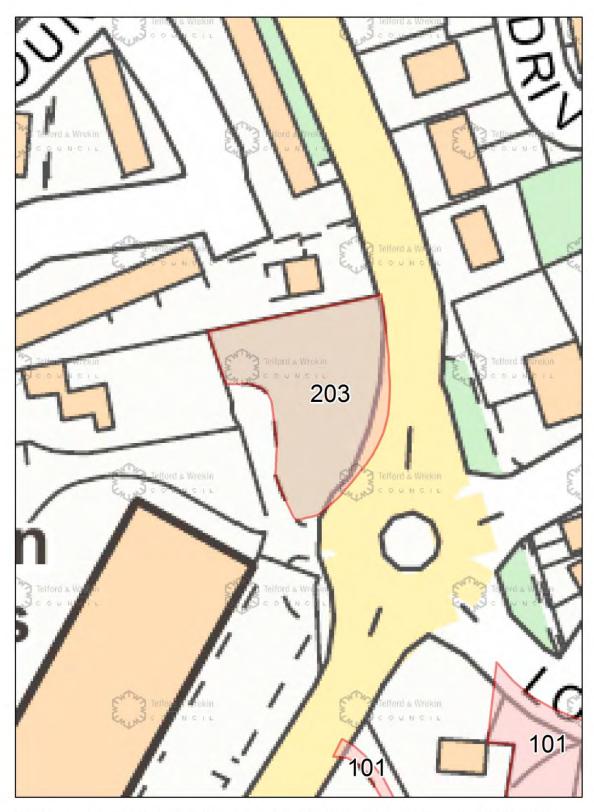
| Suitability for | housing | | | | |
|------------------|------------------|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| consideration | s | | | | |
| Physical const | raints | | | | |
| Potential Imp | | | | | |
| Amenity impa | cts | | | | |
| Overall Suitak | ility | | | | |
| Suitability Sco | re | | | | |
| | | | | | |
| | | | | | |
| Availability | | | | | |
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| Availability Sc | ore | | | | |
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| | | | | | |
| Achievability | | | | | |
| | | 1 | | | |
| Achievability | Score | | | | |
| | | | | | |
| Fart and all all | | | - P | | |
| | e density and ti | meframe for d | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | 0.5 | | C 40 | 44 | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |



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| Site Ref | 203 | Site Name | Land off St Georges Way, Donnington |
|-----------|-------------|------------|---|
| Site Size | 0.167 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha |

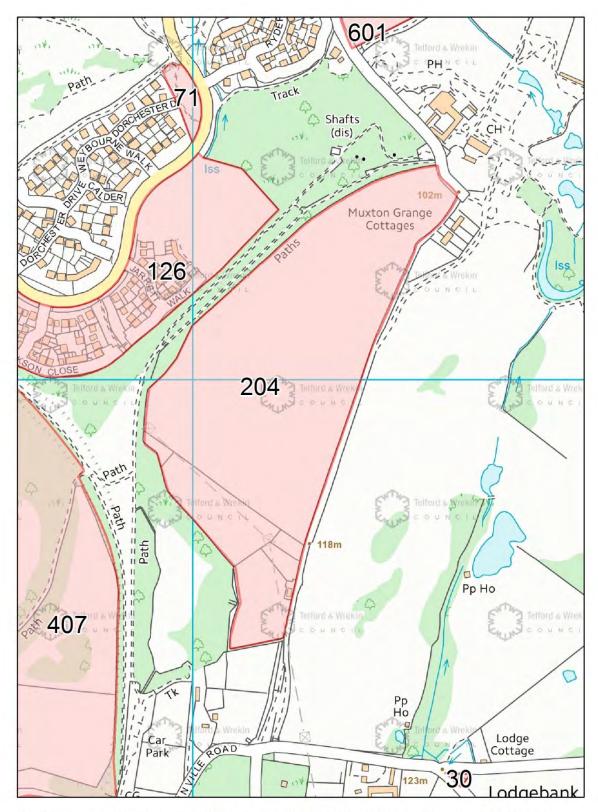
| Suitability for | housing | | | | | |
|---|---------------------------|---------------|-------------|---|------------|----------|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | acts | | | | | |
| Amenity impa | cts | | | | | |
| Overall Suitab | ility | | | | | |
| Suitability Sco | re | | | | | |
| | | | | | | |
| | | | | | | |
| Availability | | | | | | |
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| Availability Sco | ore | | | | | |
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| Achievability | | | | | | |
| A . l. * l. *!*) | C | 1 | | | | |
| Achievability : | Score | | | | | |
| | | | | | | |
| Fatimasta d sita | d = = = : t : = = = d + : | | مائنده به د | | | |
| | density and ti | meframe for d | elivery | - | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) Timeframe | 0.5.400ms | | 6 10 years | | 11 20000 | Γ |
| (dwellings) | 0-5 years | | 6-10 years | | 11 years + | |
| Comment | | <u> </u> | | | | <u> </u> |



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| Site Ref | 204 | Site Name | Land west of Grange Lane |
|-----------|--------------|------------|--|
| Site Size | 12.684 Ha | Settlement | Telford |
| PDL | GR | Comment | The site has planning permission TWC/2015/0804 for a solar farm which is now under construction. |

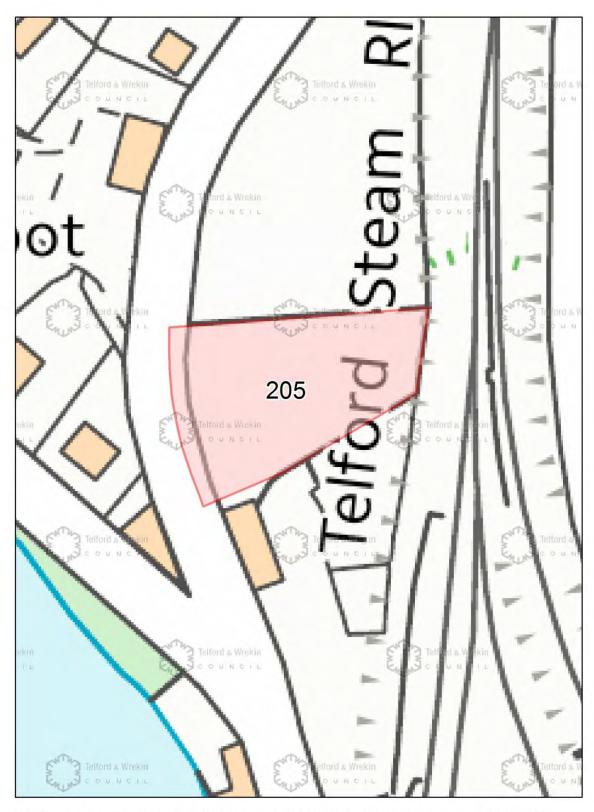
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
| |
| |
| Availability |
| |
| Availability |
| |
| |
| Achievability |
| |
| Achievability |
| |
| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 205 | Site Name | Land east of Pool Side |
|-----------|-------|------------|---|
| | | | |
| Site Size | 0.233 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

| Suitability for | housing | | | | | | |
|---|-----------------------------|----------------|----------|-----|---|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
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| Achievability : | Score | | | | | | |
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| Fatimasta d sita | d a m a i to , a m al t t i | | مائد مسد | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | 0.5 | | C 10 | | I | 11 | T |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



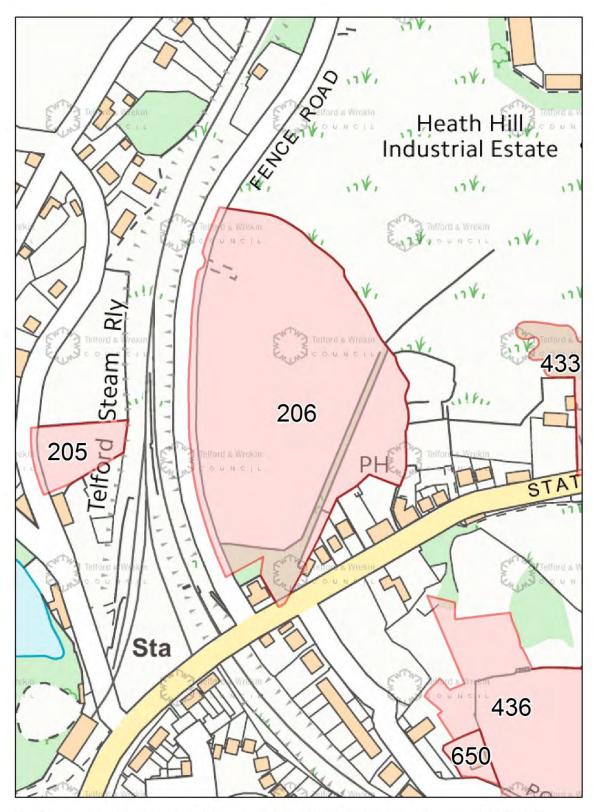
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| Site Ref | 206 | Site Name | Land off Fence Road |
|-----------|-------------|------------|---------------------|
| Site Size | 2.887 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network, Conservation Area |
| considerations | |
| Physical constraints | Mineshafts |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network and is within a conservation area, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



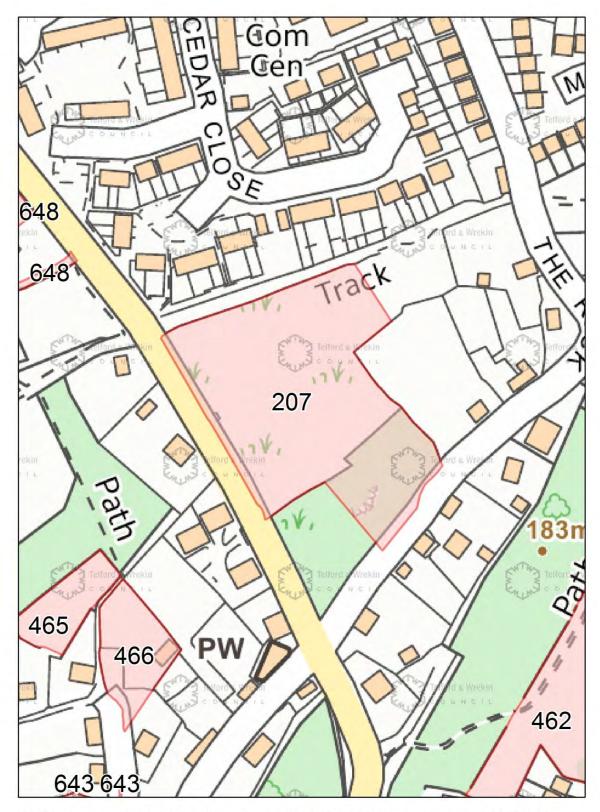
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| Site Ref | 207 | Site Name | Land east of Rock Road |
|-----------|-------------|------------|------------------------|
| Site Size | 1.171 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | } |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | Mineshafts |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | | |
|---------------|--|--|--|
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| Availability | | | |
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| Achievability | | | |
| | | | |
| Achievability | | | |

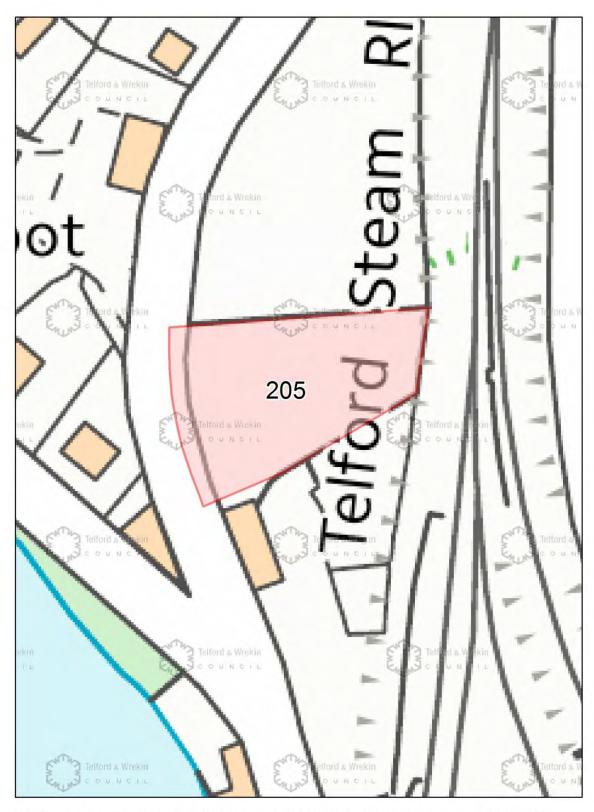
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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| Site Ref | 209 | Site Name | Land east of Colliers Way |
|-----------|-------|------------|---|
| | | | |
| Site Size | 0.131 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

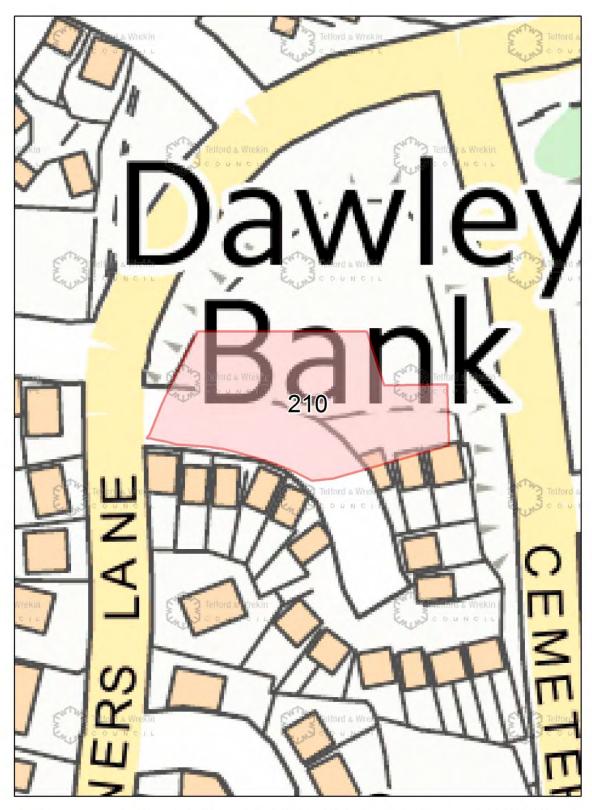
| Suitability for | housing | | | | | | |
|---|-----------|---------------|-----------|----|--|------------|-----|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| | - | T | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| [<u></u> | | | | | | | |
| Estimated site density and timeframe for delivery | | | | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | T T |
| Timeframe | 0-5 years | | 6-10 year | rs | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 210 | Site Name | Land north of Grange Farm |
|-----------|-------|------------|---|
| | | | |
| Site Size | 0.218 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

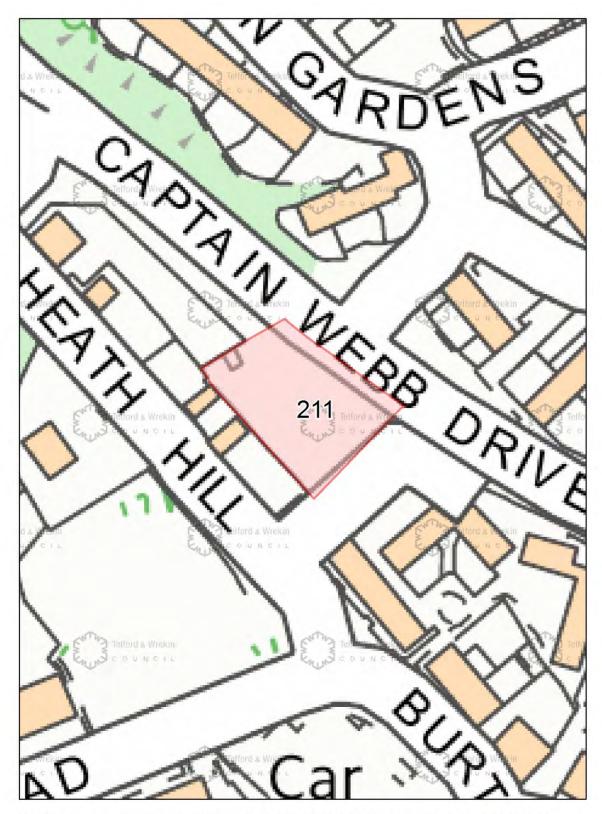
| Suitability for | housing | | | | | | |
|----------------------|----------------|---------------|------------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| A 1 . 1 .1 | | | | | | | |
| Achievability | | | | | | | |
| A = =:=:== =: :#::. | C | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| Estimated site | dansity and ti | meframe for d | olis com r | | | | |
| | density and ti | Net site area | elivery | | | | |
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | arc | | 11 years + | |
| (dwellings) | U-D years | | 0-10 ye | .urs | | II years + | |
| Comment | | l | | | | | |



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| Site Ref | 211 | Site Name | Land west of Captain Webb Drive, Dawley |
|-----------|-------------|------------|---|
| Site Size | 0.122 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha |

| Suitability for | housing | | | | | | |
|----------------------|----------------|---------------|------------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| A = =:=:== =: :#::. | C | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| Estimated site | dansity and ti | meframe for d | olis com r | | | | |
| | density and ti | Net site area | elivery | | | | |
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | arc | | 11 years + | |
| (dwellings) | U-D years | | 0-10 ye | .urs | | II years + | |
| Comment | | l | | | | | |



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| Site Ref | 214 | Site Name | Land south of Springhill Road |
|-----------|-------------|------------|-------------------------------|
| Site Size | 0.893 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | Mineshafts |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability |
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| Availability |
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| Achievability |
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| Achievability | |
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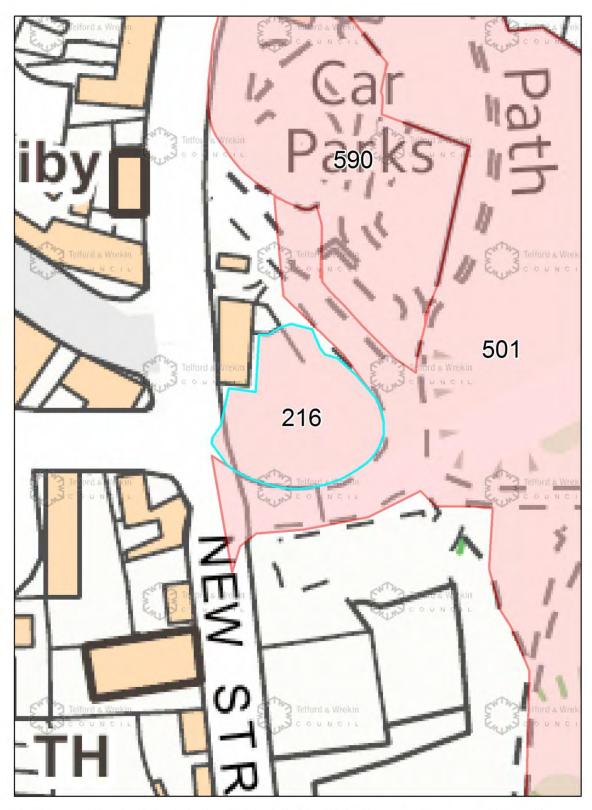
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|------------|---|---|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | • | • | | |



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| Site Ref | 216 | Site Name | Car Park New Street, Dawley |
|-----------|-------------|------------|---|
| Site Size | 0.129 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha and is part of planning permission TWC/2016/0090 for creation of a carpark. |

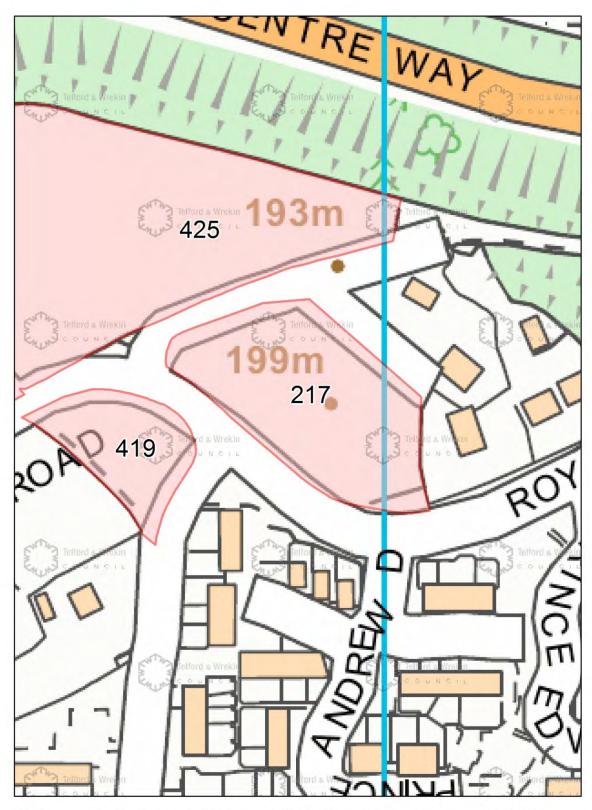
| Suitability for I | housing | | | | | | |
|-------------------|----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical consti | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impac | cts | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability Scor | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
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| Achievability S | Score | | | | | | |
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| Estimated site | density and ti | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 217 | Site Name | L33 Royal Way, Malinslee |
|-----------|-------------|------------|---|
| Site Size | 0.404 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

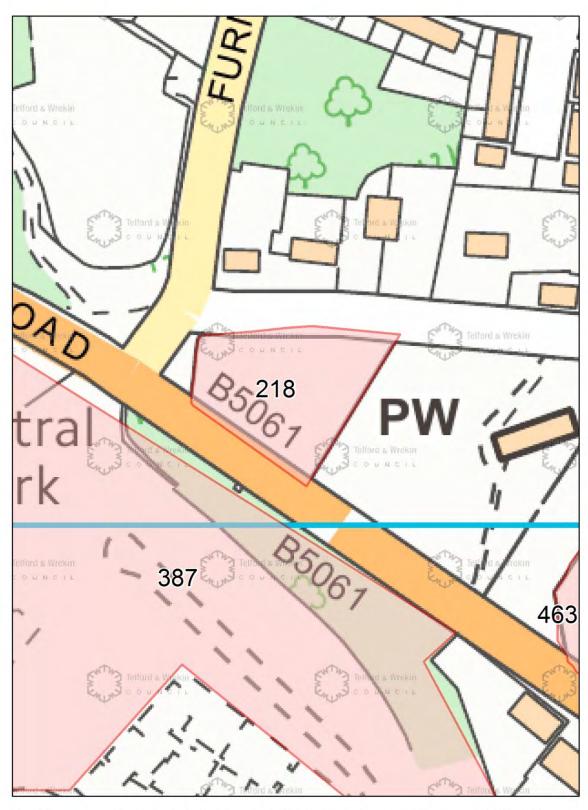
| Suitability for | housing | | | | |
|--------------------------|----------------|---------------|------------|------------|---|
| Suitability for Location | nousing | | | | |
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| Policy considerations | | | | | |
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| Physical const | | | | | |
| Potential Impa | | | | | |
| Amenity impa | | | | | |
| Overall Suitab | | ı | | | |
| Suitability Sco | re | | | | |
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| Availability | | | | | |
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| Availability Sco | ore |] | | | |
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| Achievability | | | | | |
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| Achievability : | Score |] | | | |
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| | density and ti | meframe for d | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 218 | Site Name | Land next to Church Road |
|-----------|-------|------------|---|
| | | | |
| Site Size | 0.248 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

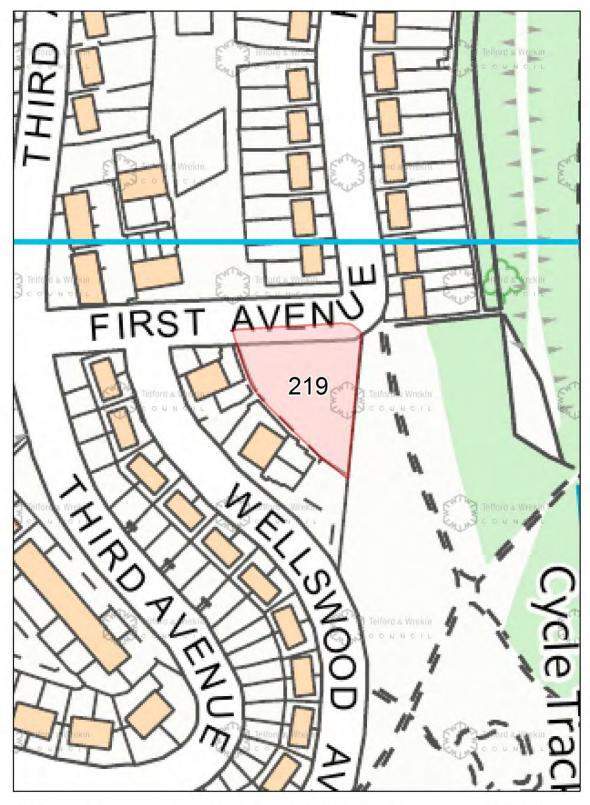
| Suitability for | housing | | | | | |
|------------------------|---|---------------|------------|--|------------|---|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | acts | | | | | |
| Amenity impa | cts | | | | | |
| Overall Suitabi | ility | | | | | |
| Suitability Sco | re | | | | | |
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| Availability | | | | | | |
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| Availability Sco | ore | | | | | |
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| Achievability | | | | | | |
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| Achievability S | Score | | | | | |
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| | density and ti | meframe for d | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) Timeframe | 0.5.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | C 10 | | 11 | Γ |
| (dwellings) | 0-5 years | | 6-10 years | | 11 years + | |
| Comment | | <u> </u> | | | | |



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| Site Ref | 219 | Site Name | Land off First Avenue, Ketley Bank |
|-----------|-------------|------------|---|
| Site Size | 0.149 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

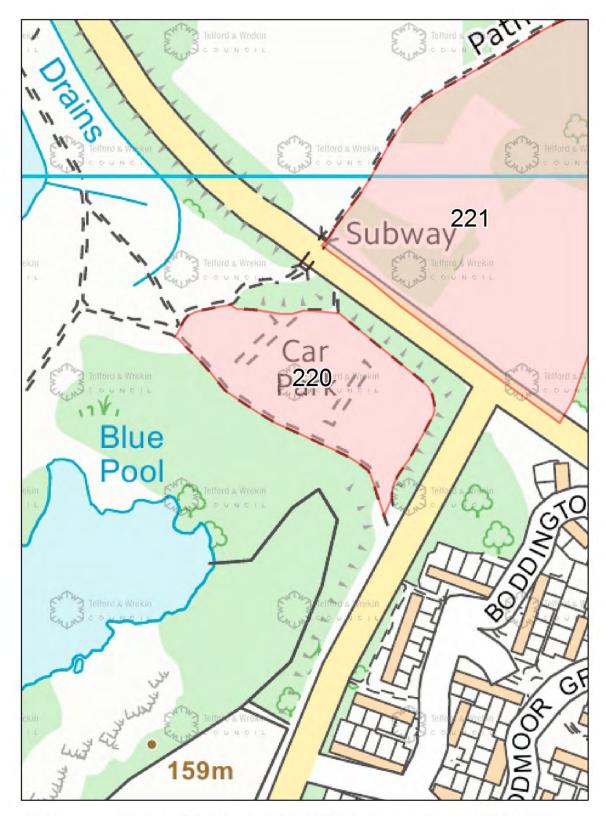
| Suitability for | housing | | | | | | |
|---|----------------|----------------|----------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| A -l-: | C | | | | | | |
| Achievability : | Score | | | | | | |
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| Fatimanta d sita | danaitu and ti | | مائد مسد | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6 10 40 | arc | | 11 years | |
| (dwellings) | U-3 years | | 6-10 ye | als | | 11 years + | |
| Comment | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 220 | Site Name | Car park off Stirchley Avenue |
|-----------|-------------|------------|--|
| Site Size | 0.711 Ha | Settlement | Telford |
| PDL | BR | Comment | Site now has planning permission reference TWC/2014/1122 for 31 dwellings. |

| Suitability for h | ousing | | | | | | |
|-------------------|----------------|----------------|---------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constra | aints | | | | | | |
| Potential Impa | cts | | | | | | |
| Amenity impac | ts | | | | | | |
| Overall Suitabil | ity | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| - | | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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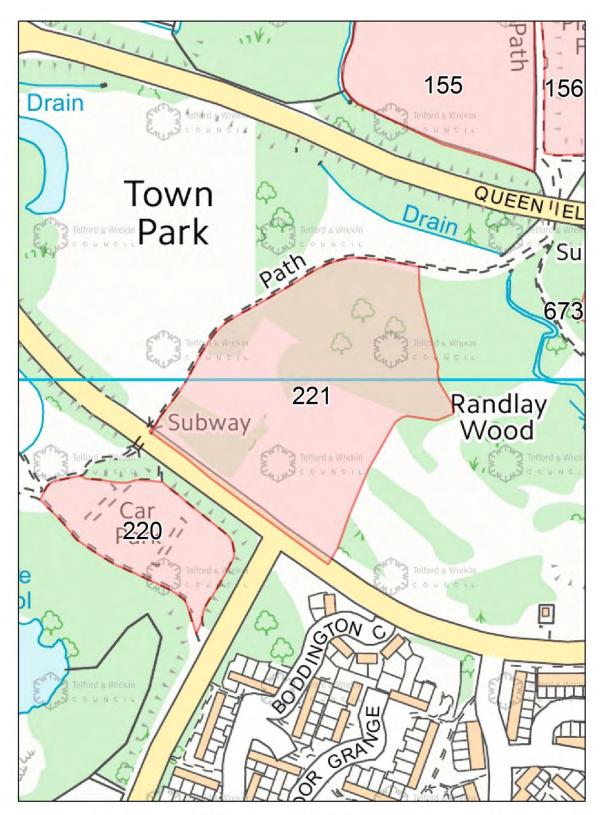
| Site Ref | 221 | Site Name | Land north of Stirchley Avenue |
|-----------|-------------|------------|--------------------------------|
| Site Size | 2.504 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | The site is designated as Green network, a Local Wildlife Site and proposed |
| considerations | Local nature Reserve |
| Physical constraints | Landfill site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network, Local Wildlife Site and proposed Local Nature Reserve in the Local Plan, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. Site is also subject to ground contamination/land stability issues. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |
| | | |
| | | |

| Achievability | |
|---------------------|--|
| | |
| Achievability Score | |

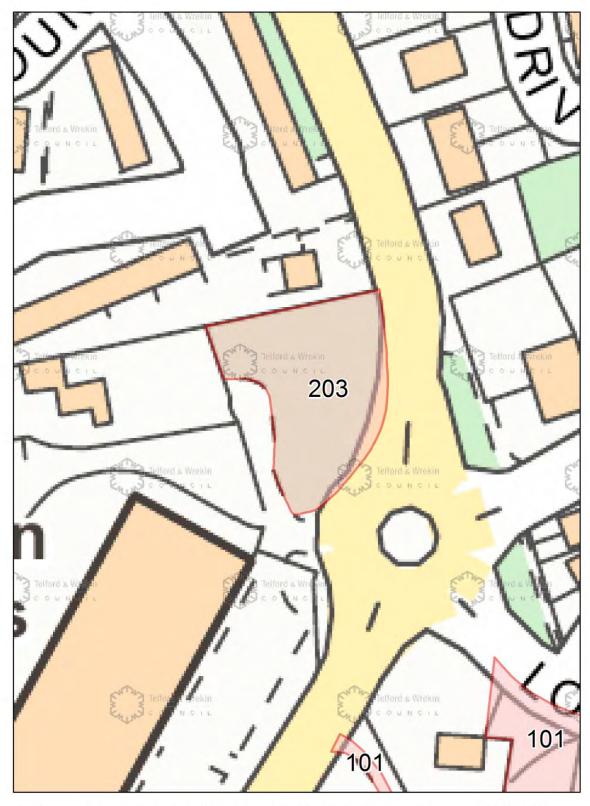
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 223 | Site Name | Land rear of Church Street, St Georges |
|-----------|-------------|------------|---|
| Site Size | 0.399 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha |

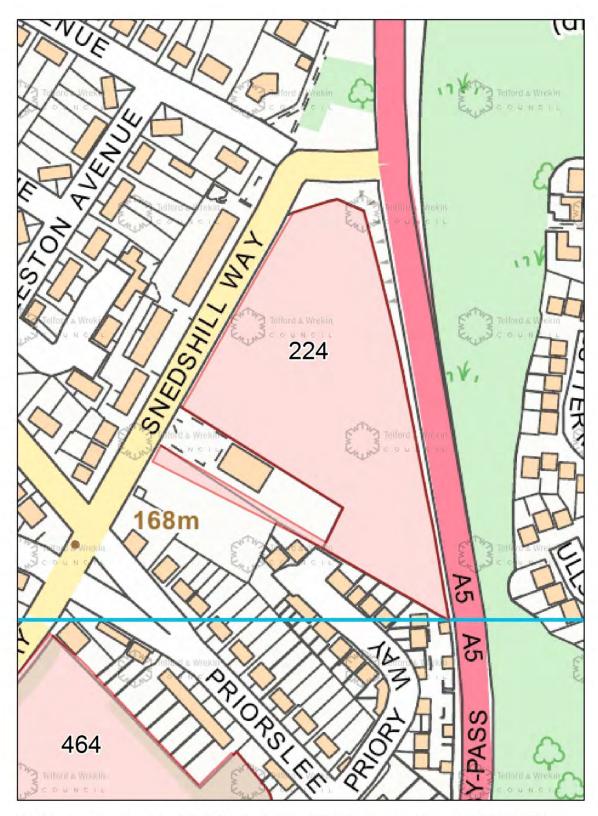
| Suitability for | housing | | | | | | |
|------------------|----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| | | <u> </u> | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 224 | Site Name | Land off Snedshill Way |
|-----------|-------------|------------|--|
| Site Size | 1.533 Ha | Settlement | Telford |
| PDL | GR | Comment | Site now has planning permission reference TWC/2014/0526 for 45 dwellings. |

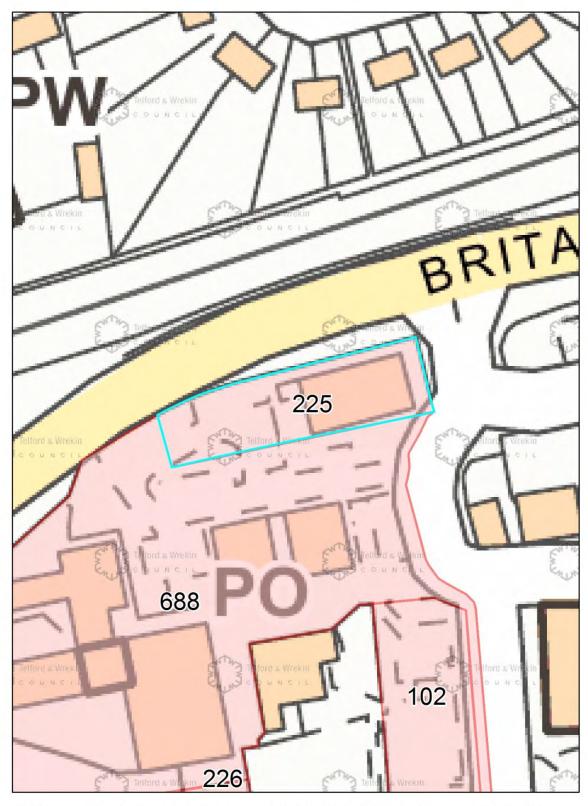
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
| |
| |
| Availability |
| |
| Availability |
| |
| |
| Achievability |
| |
| Achievability |
| |
| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 225 | Site Name | Hadley Car Park, Brittania Way |
|-----------|-------------|------------|---|
| Site Size | 0.128 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha |

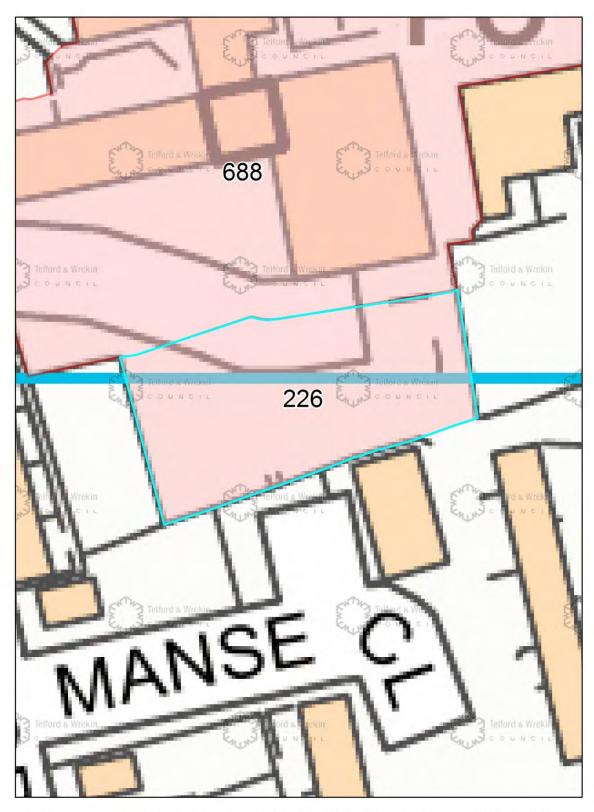
| Suitability for | housing | | | | | | |
|------------------|----------------|----------------|---------|------|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| | | | | | | | _ |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
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| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | _ |
| | | | | | | | _ |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 226 | Site Name | Brittania Way, Hadley |
|-----------|-------------|------------|---|
| Site Size | 0.159 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha |

| Suitability for | housing | | | | | | |
|------------------|----------------|---------------|----------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
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| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | ırs | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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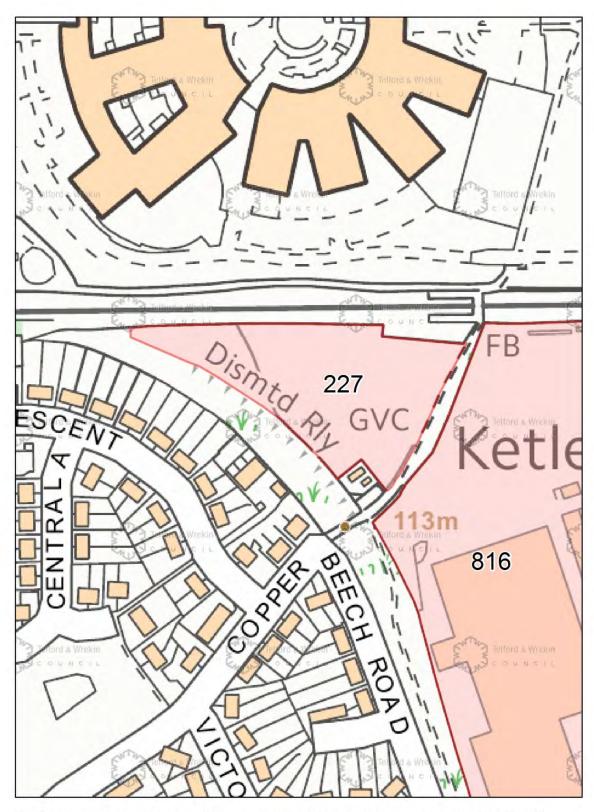
| Site Ref | 227 | Site Name | Land north of Copper Beech Road |
|-----------|-------------|------------|---------------------------------|
| Site Size | 0.765 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | The site is designated as Green Network |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability Score | Unsuitable |

| Availability | |
|--------------------|--|
| | |
| Availability Score | |
| | |
| | |
| Achievability | |

| , | | | |
|---------------------|--|--|--|
| Achievability Score | | | |
| , | | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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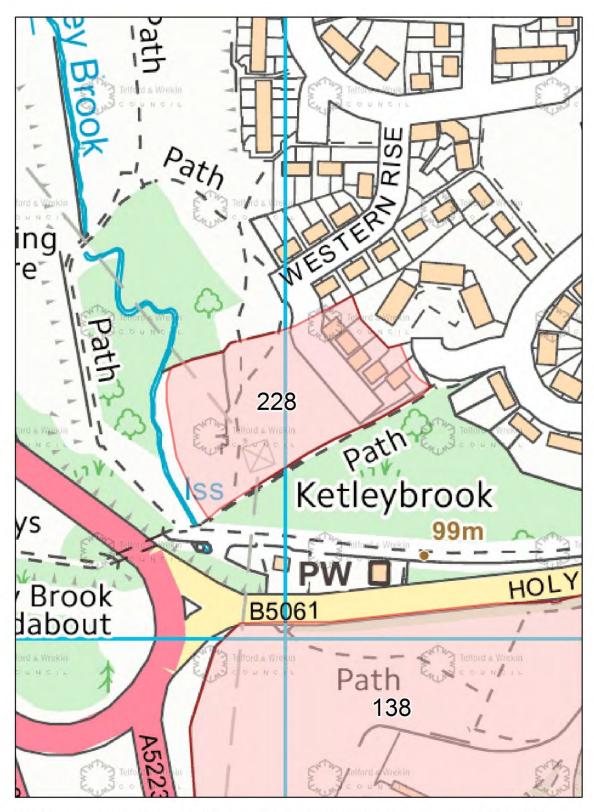
| Site Ref | 228 | Site Name | Land west of Margaret Court |
|-----------|-------------|------------|-----------------------------|
| Site Size | 0.831 Ha | Settlement | Telford |
| PDL | BR/GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy considerations | Part of the site is designated as Green Network |
| Physical constraints | Mineshafts, Flood zones 2, 3, 3a |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | A part of the site is designated as Green Network and in flood zones, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. Environment improvements will be required to mitigate flooding issues. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | | |
|---------------------|--|--|
| | | |
| Achievability Score | | |

| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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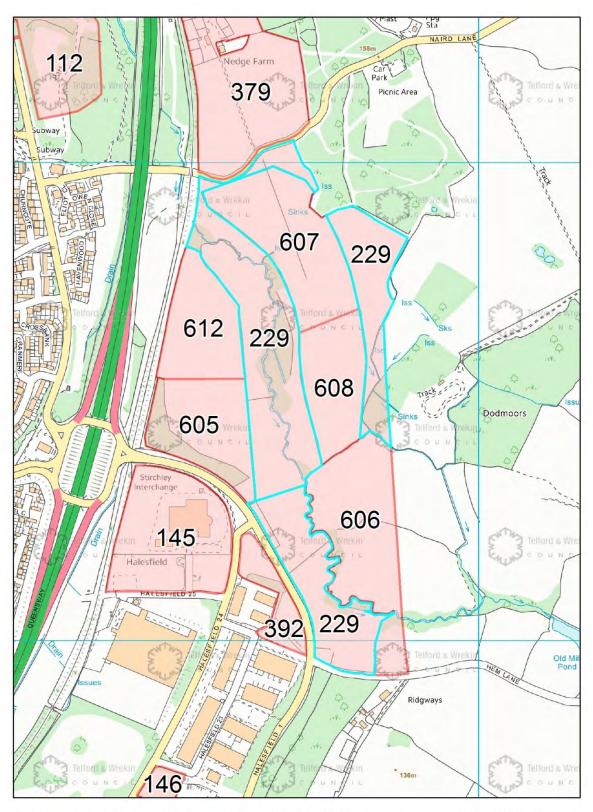
| Site Ref | 229 | Site Name | South Nedge, Hey Lane, Halesfield |
|-----------|--------------|------------|---|
| Site Size | 15.542 Ha | Settlement | Telford |
| PDL | GR | Comment | Need to be considered as part of larger parcel including 229, 379,605, 606, 608 and 612 |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | |
| considerations | |
| Physical constraints | Flood Zone 3; mining consideration area |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | This parcel of land is not suitable for housing owing to flood risk but |
| | contiguous parcels are |
| Suitability Score | Unsuitable |

| Availability | |
|--------------------|--|
| | |
| Availability Score | |

| Achievability | | | |
|---------------------|--|--|--|
| | | | |
| Achievability Score | | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|-----|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



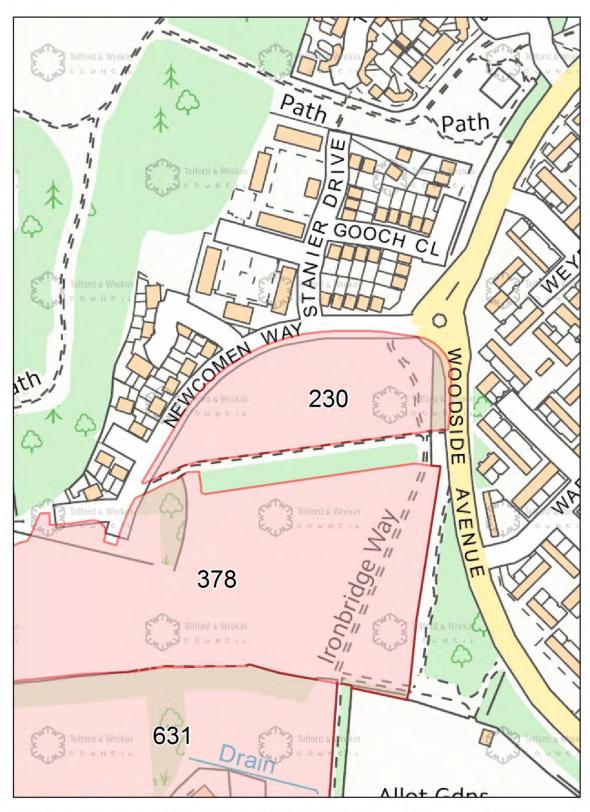
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| Site Ref | 230 | Site Name | West Woodside Avenue, Madeley |
|-----------|-------------|------------|-------------------------------|
| Site Size | 1.344 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | | | |



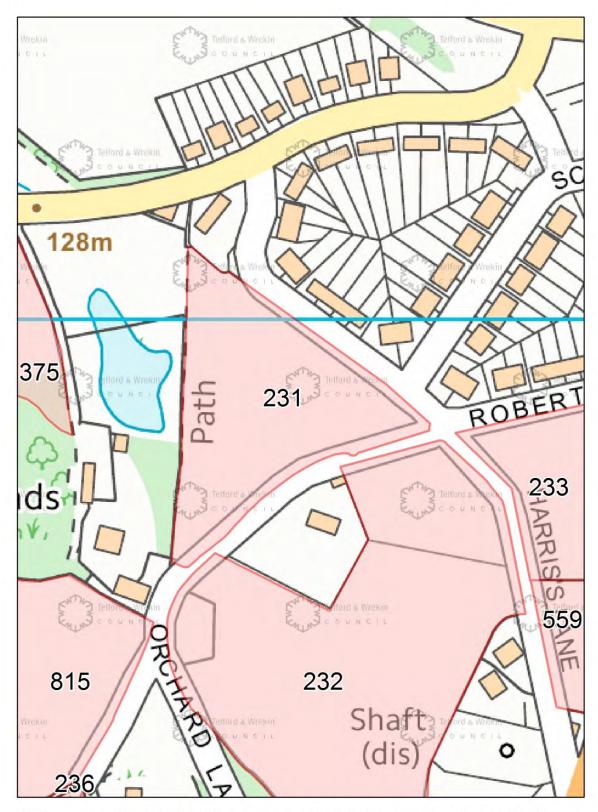
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| Site Ref | 231 | Site Name | South of Roberts Road |
|-----------|-------------|------------|-----------------------|
| Site Size | 1.048 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | } |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | Within a 250m buffer of a landfill site. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



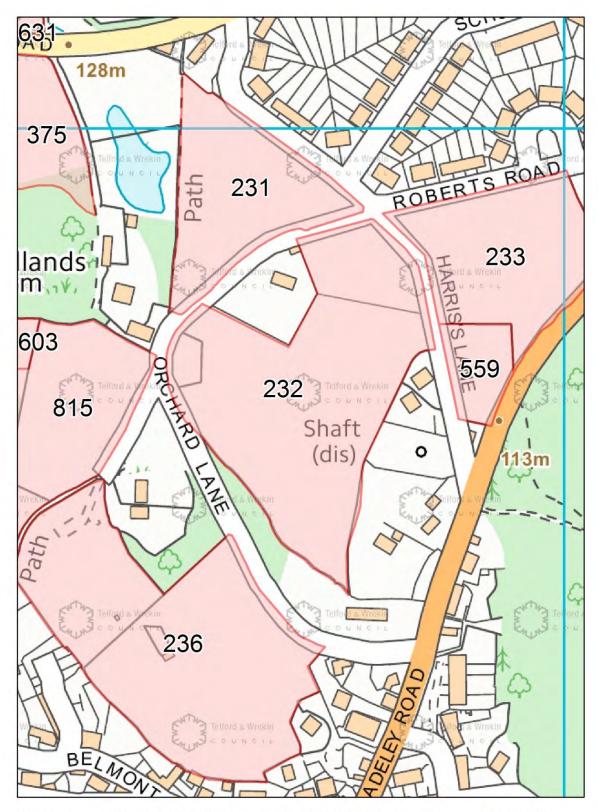
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| Site Ref | 232 | Site Name | West of Harris Lane |
|-----------|-------------|------------|---------------------|
| Site Size | 2.454 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network, Site adjacent to Severn Gorge conservation area and World |
| considerations | Heritage Site |
| Physical constraints | Mineshafts, part of site is within a 250m buffer of a landfill site. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



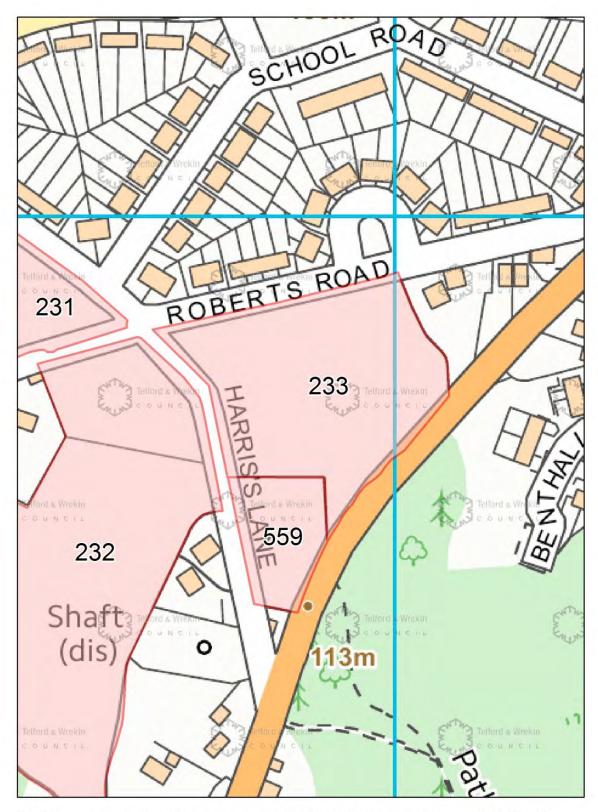
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| Site Ref | 233 | Site Name | West of Ironbridge Road |
|-----------|-------------|------------|-------------------------|
| Site Size | 1.145 Ha | Settlement | Telford |
| PDL | BR | Comment | |

| Suitability for housing | } |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Within Madeley Neighbourhood Development Plan, Green Network. Site |
| considerations | adjacent a conservation area, World Heritage Site |
| Physical constraints | Mineshafts, part of site is within a 250m buffer of a landfill site. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. Any proposals need to be in conformity with the Madeley Neighbourhood Development Plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|---|
| | |
| Availability | |
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| Achievability | |
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| Achievability | |

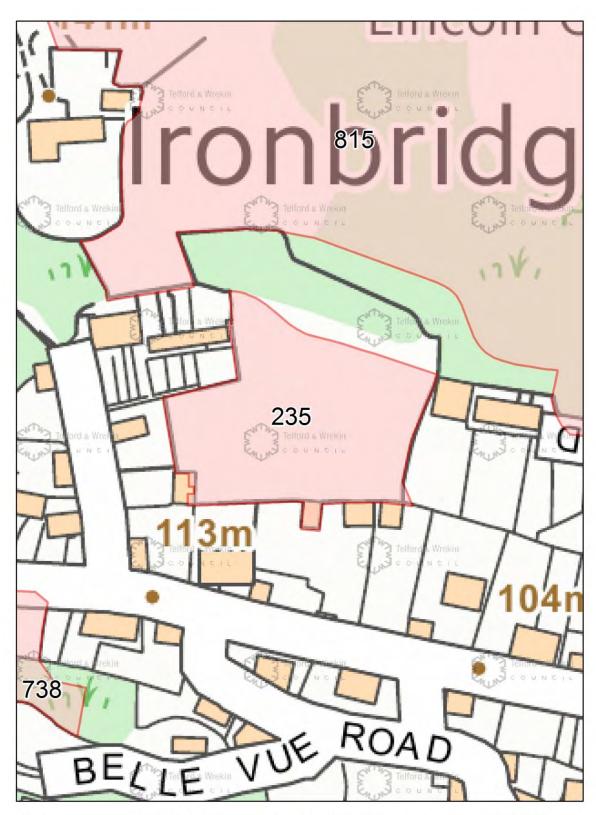
| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|--------|------|--|---|------------|---|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | • | | _ |



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| Site Ref | 235 | Site Name | Rear of Hodgebower |
|-----------|-------------|------------|--|
| Site Size | 0.467 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

| Suitability for l | nousing | | | | | | |
|-------------------|----------------|---------------|----------|-----|--|--------------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
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| Achievability 5 | Score | | | | | | |
| • | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | , | Net site area | • | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | ırs | | 11 years + | |
| (dwellings) | o s years | | o 10 yeu | 5 | | 11 , cuis . | |
| Comment | | l | | | | | |



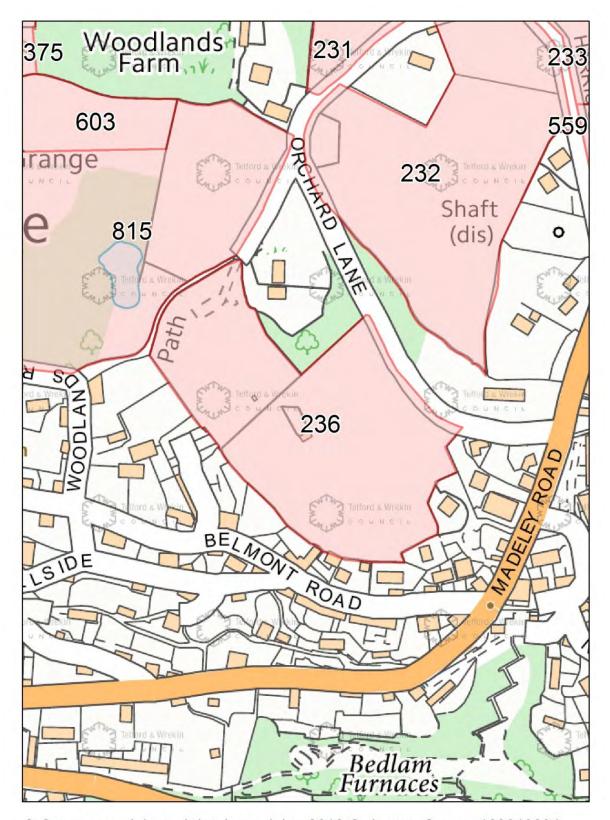
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| Site Ref | 236 | Site Name | North of Belmont Road |
|-----------|-------------|------------|-----------------------|
| Site Size | 2.403 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | } |
|-------------------------|---|
| Location | Telford urban area |
| Policy | Green Network, part of site is within Severn Gorge conservation area and |
| considerations | World Heritage Site. |
| Physical constraints | Mineshafts, Instability zones. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. Site is also subject to land stability issues. |
| Suitability | Unsuitable |

| vailability |
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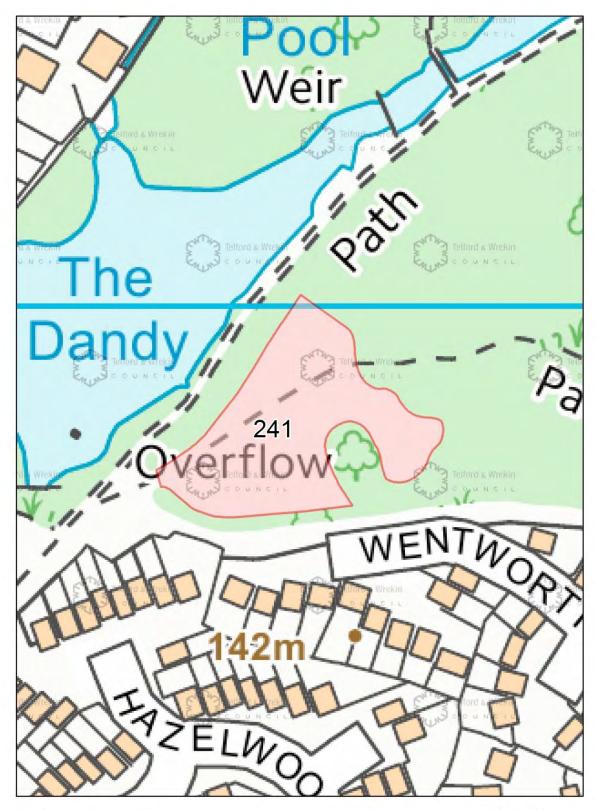
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 241 | Site Name | West of Wentworth Drive |
|-----------|-------------|------------|--|
| Site Size | 0.369 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

| Suitability for | housing | | | | | | |
|----------------------|----------------|---------------|------------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
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| Achievability : | Score | | | | | | |
| | | | | | | | |
| Estimated site | dansity and ti | meframe for d | olis com r | | | | |
| | density and ti | Net site area | elivery | | | | |
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | arc | | 11 years + | |
| (dwellings) | U-D years | | 0-10 ye | .urs | | II years + | |
| Comment | | l | | | | | |



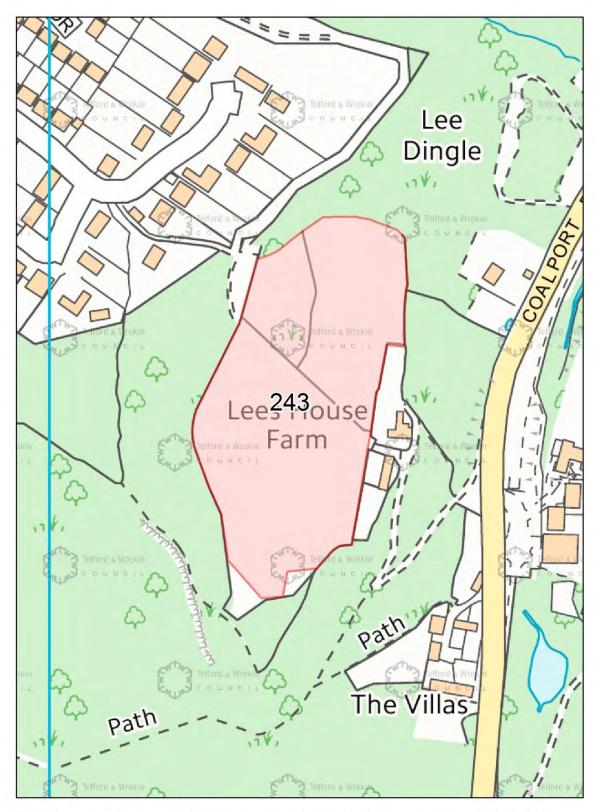
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| Site Ref | 243 | Site Name | South of Lee Dingle |
|-----------|-------------|------------|---------------------|
| Site Size | 2.605 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | } |
|-------------------------|---|
| Location | Telford urban area |
| Policy | Green Network, part of site is within Severn Gorge conservation area and |
| considerations | World Heritage Site. |
| Physical constraints | Instability zones. Mining consideration area |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. Site is also subject to land stability issues. |
| Suitability | Unsuitable |

| Availability |
|---------------|
| |
| Availability |
| |
| |
| Achievability |
| |
| Achievability |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | | | |



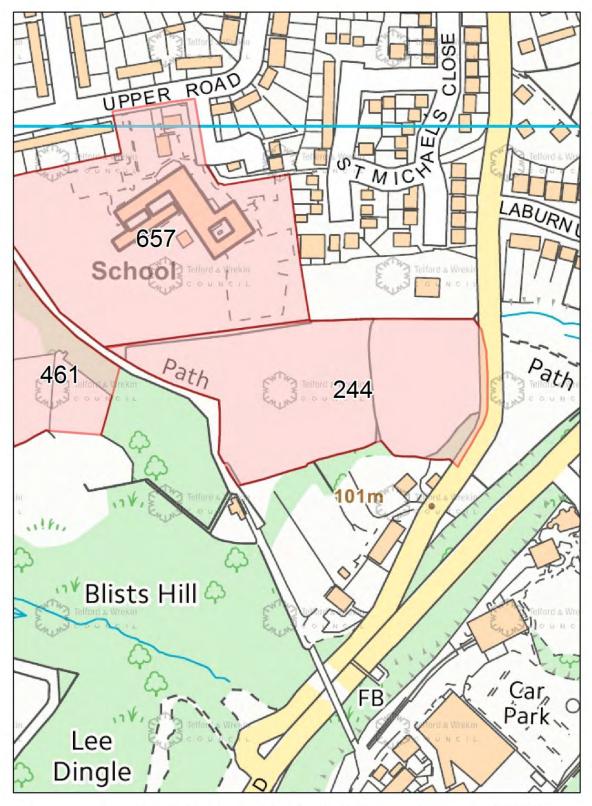
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| Site Ref | 244 | Site Name | South John Fletcher Junior School Legges Way |
|-----------|-------------|------------|--|
| Site Size | 2.002 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Within Madeley Neighbourhood Development Plan, Green Network, small |
| considerations | part of site in conservation area and World Heritage Site |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. Any proposals need to be in conformity with the Madeley Neighbourhood Development Plan. |
| Suitability | Unsuitable |

| Availability | | | |
|---------------|-------------|--|--|
| | | | |
| Availability | | | |
| | | | |
| | | | |
| Achievability | | | |
| | | | |
| Achievability | | | |

| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



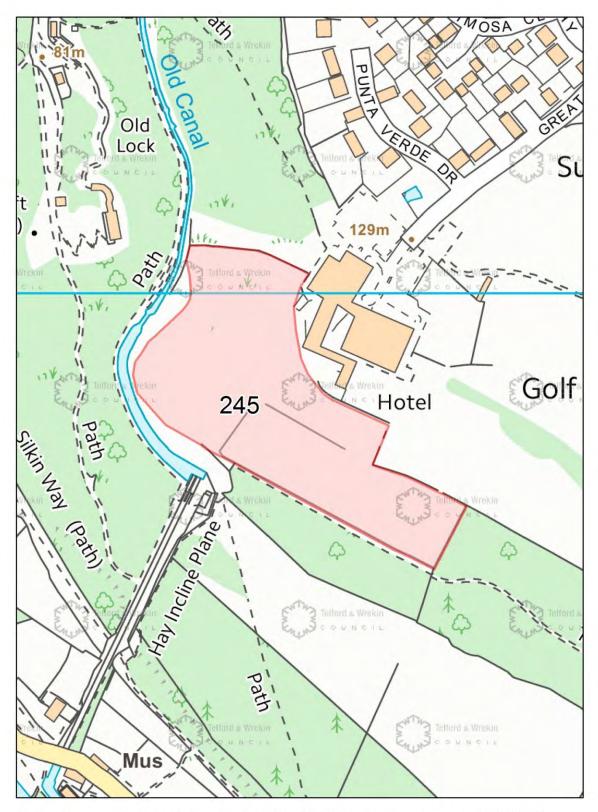
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| Site Ref | 245 | Site Name | West Hotel Crest Way Drive |
|-----------|-------------|------------|----------------------------|
| Site Size | 3.342 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | } | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Telford urban area | | | | | |
| Policy | Partly within Madeley Neighbourhood Development Plan, Green Network, | | | | | |
| considerations | within conservation area and World Heritage Site. | | | | | |
| Physical constraints | Instability zone | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. Any proposals need to be in conformity with the Madeley Neighbourhood Development Plan. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | |
|---------------|--|
| | |
| Availability | |
| <u> </u> | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | | | |



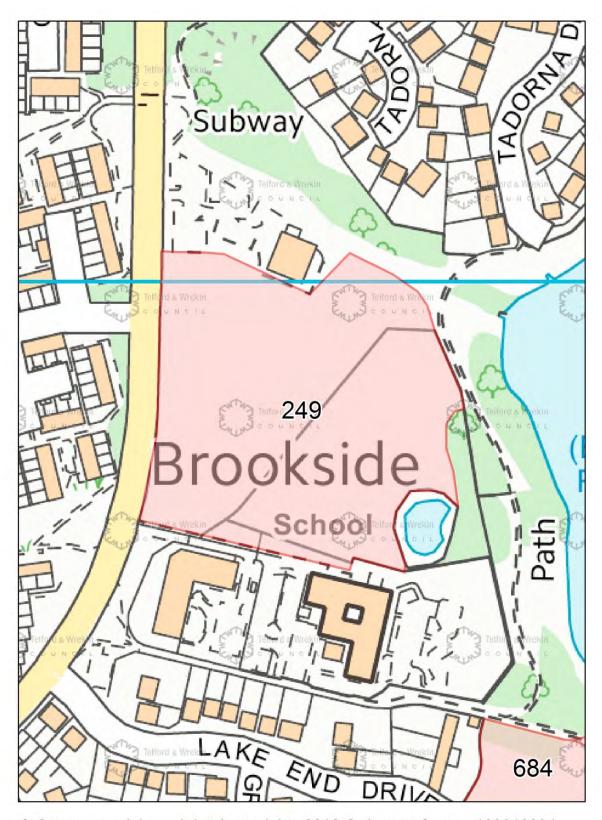
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| Site Ref | 249 | Site Name | Land north of Brookside Avenue |
|-----------|-------------|------------|--------------------------------|
| Site Size | 2.159 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| , | |
| | |
| Achievability | |
| | |
| Achievability | |

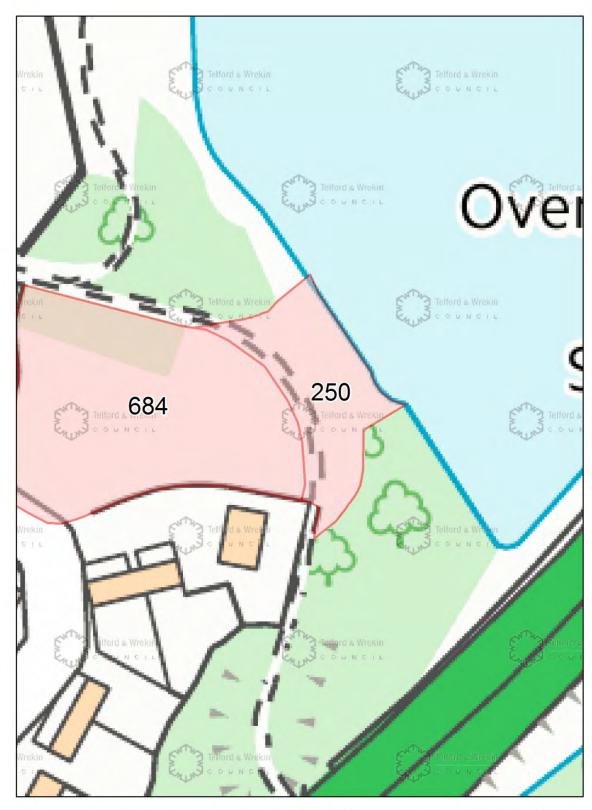
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|---|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | • | | |



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| Site Ref | 250 | Site Name | Land west of Lake End Drive |
|-----------|-------------|------------|---|
| Site Size | 0.126 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site is less than 0.5 Ha and has therefore not been assessed further. |

| Suitability for housin | g | | | |
|------------------------|----------|------------|------------|--|
| Location | | | | |
| Policy | | | | |
| considerations | | | | |
| Physical constraints | | | | |
| Potential Impacts | | | | |
| Amenity impacts | | | | |
| Overall Suitability | | | | |
| Suitability | | | | |
| | | | | |
| - | | | | |
| Availability | | | | |
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| Availability | | | | |
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| Achievability | | | | |
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| Achievability | | | | |
| | | | | |
| | | | | |
| Estimated site densit | | | | |
| Developable | Net site | area | | |
| area (%) | | | | |
| Density(dph) | | | | |
| Timeframe 0-5 y | ears | 6-10 years | 11 years + | |
| (dwellings) | | | | |
| Comment | | | | |



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| Site Ref | 251 | Site Name | North Ford Road. |
|-----------|-------|------------|--|
| Site Size | 0.294 | Settlement | Newport |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

| | | | | | | _ |
|------------------|----------------|---------------|------------|--|------------|---|
| Suitability for | housing | | | | | |
| Location | | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical const | | | | | | |
| Potential Impa | | | | | | |
| Amenity impa | | | | | | |
| Overall Suitab | ility | | | | | |
| Suitability Sco | re | | | | | |
| | | | | | | |
| | | | | | | |
| Availability | | | | | | |
| | | | | | | |
| Availability Sco | ore | | | | | |
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| | | | | | | |
| Achievability | | | | | | |
| | | | | | | |
| Achievability : | Score | | | | | |
| | | | | | | |
| | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | • |



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| Site Ref | 252 | Site Name | East Millwood Mere Juniper Row |
|-----------|-------|------------|--|
| | | | |
| Site Size | 0.256 | Settlement | Newport |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

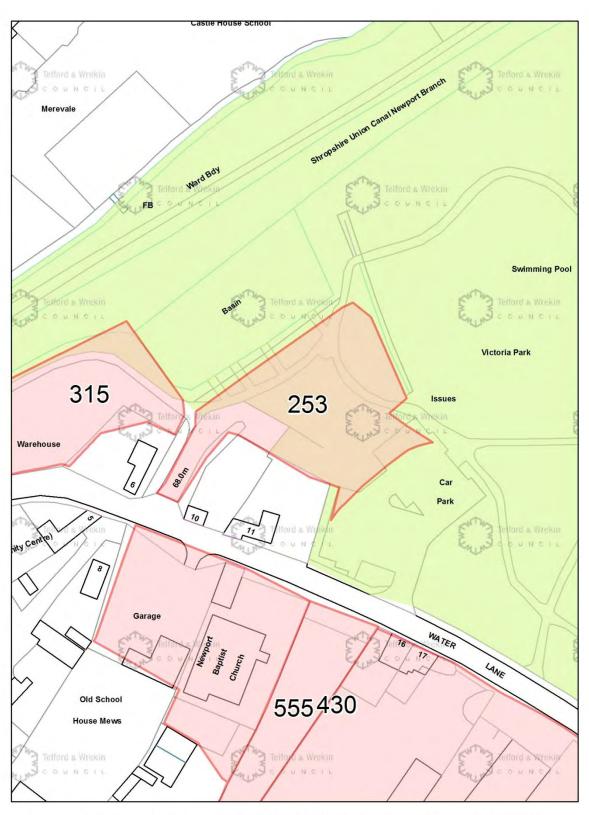
| Suitability for | housing | | | | | | | |
|---|-----------|---------------|---------|-----|---|--|------------|--|
| Location | | | | | | | | |
| Policy | | | | | | | | |
| considerations | 5 | | | | | | | |
| Physical const | raints | | | | | | | |
| Potential Impa | acts | | | | | | | |
| Amenity impa | cts | | | | | | | |
| Overall Suitab | ility | | | | | | | |
| Suitability Score | | | | | | | | |
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| Availability | | | | | | | | |
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| Availability Score | | | | | | | | |
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| Achievability | | | | | | | | |
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| Achievability Score | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Estimated site density and timeframe for delivery | | | | | | | | |
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | ı | | Г | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 253 | Site Name | Playground Water Lane |
|-----------|-------------|------------|--|
| Site Size | 0.173 Ha | Settlement | Newport |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha. |

| Suitability for | housing | | | | | | |
|---|----------------|---------------|-----------|----|--|------------|------|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| - | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Score | | | | | | | |
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| A -l-: l-: :+ | | | | | | | |
| Achievability | | | | | | | |
| A abias abilitas | Caawa | Γ | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| Estimated site density and timeframe for delivery | | | | | | | |
| | density and ti | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | 0.5 | | C 10 | | | 11 | |
| Timeframe | 0-5 years | | 6-10 year | rs | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 254 | Site Name | New Street, Newport |
|-----------|-------------|------------|--|
| Site Size | 0.304 Ha | Settlement | Newport |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha. |

| Suitability for | housing | | | | | |
|------------------|----------------|----------------|----------|----|------------|---|
| Location | 110 031118 | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | | | | | | |
| Amenity impa | | | | | | |
| Overall Suitab | | | | | | |
| Suitability Sco | re | | | | | |
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| Availability | | | | | | |
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| Availability Sco | ore | | | | | |
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| A -l-: l-: l:+ | | | | | | |
| Achievability | | | | | | |
| A chiovahility | Scoro | | | | | |
| Achievability : | Score | | | | | |
| | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | |
| Developable | density and th | Net site area | Cirvery | | | |
| area (%) | | ivet site area | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | rs | 11 years + | |
| (dwellings) | , , , , , , , | | , | | , | |
| Comment | | 1 | | | | • |



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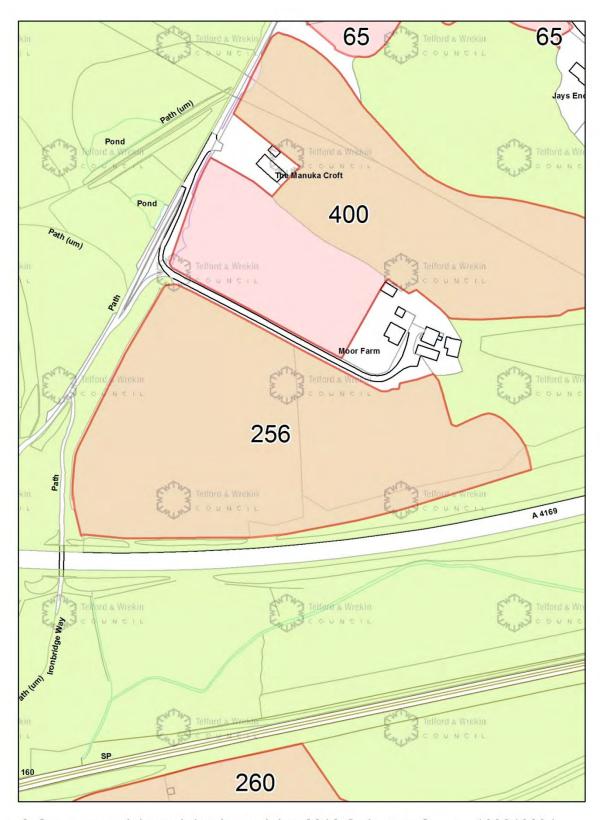
| Site Ref | 256 | Site Name | South of Moor Farm Lightmoor Road |
|-----------|-------------|------------|-----------------------------------|
| Site Size | 1.938 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | The site is designated as Green network |
| considerations | |
| Physical constraints | 250m buffer of a landfill site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability Score | Unsuitable |

| Availability | | | | |
|--------------------|--|--|--|--|
| | | | | |
| Availability Score | | | | |
| | | | | |

| Achievability | | | |
|---------------------|--|--|--|
| | | | |
| Achievability Score | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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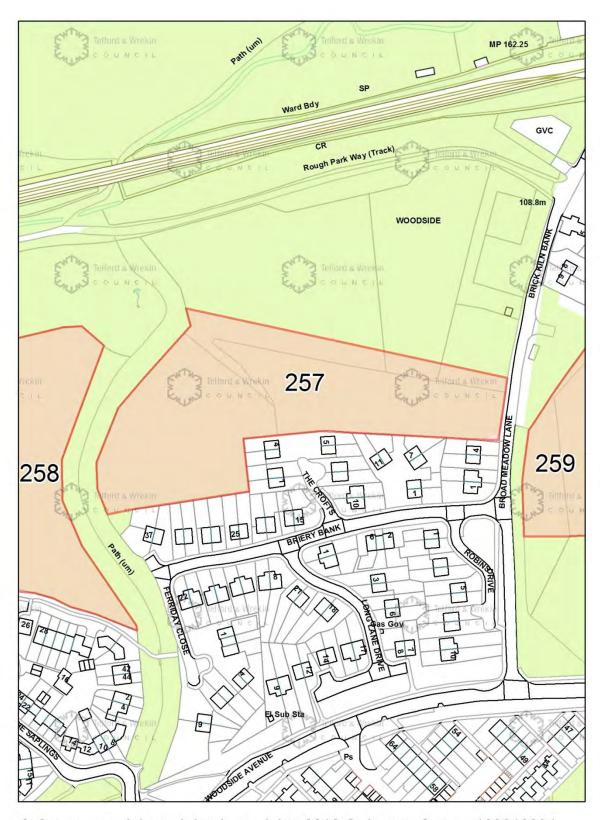
| Site Ref | 257 | Site Name | North Broad Meadow, Madeley |
|-----------|-------------|------------|-----------------------------|
| Site Size | 1.201 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | The site is designated as Green network, Madeley Neighbourhood |
| considerations | Development Plan |
| Physical constraints | Site is within a proposed Rough Park Local Nature reserve and 250m buffer of |
| | a landfill site. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network and is within a proposed LNR, so |
| | development is not supported in principle. For the site to become appropriate |
| | for residential use suitable justification would be required to outweigh the |
| | green network designation, or following a review of the local plan. Future |
| | proposals will need to be inconformity with the Madeley NDP |
| Suitability Score | Unsuitable |

| Availability | | | |
|--------------------|--|------|--|
| | | | |
| Availability Score | | | |

| Achievability | | | |
|---------------------|--|--|--|
| | | | |
| Achievability Score | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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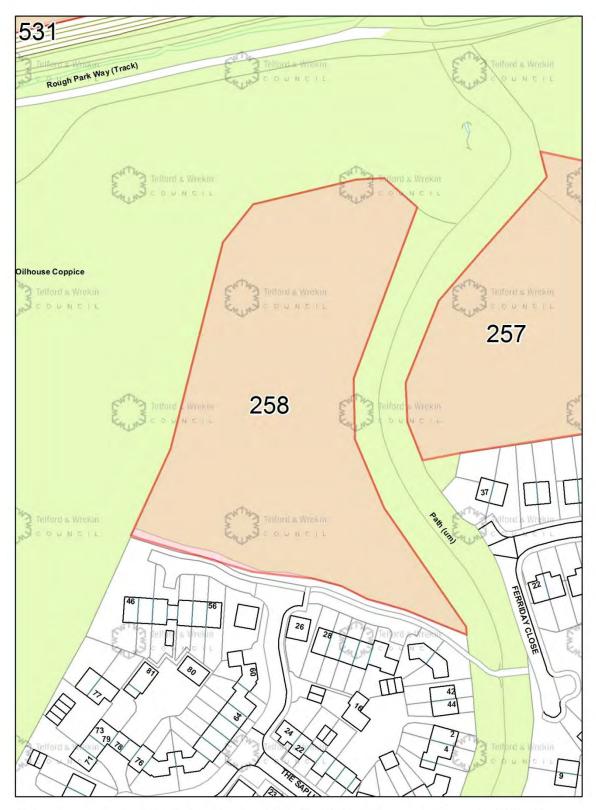
| Site Ref | 258 | Site Name | West Briery Bank |
|-----------|-------------|------------|------------------|
| Site Size | 0.937 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | The site is designated as Green Network, Madeley Neighbourhood |
| considerations | Development Plan |
| Physical constraints | Site is partly within a proposed Rough Park Local Nature reserve and adjacent |
| | a local wildlife site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network and is within a proposed LNR, so |
| | development is not supported in principle. For the site to become appropriate |
| | for residential use suitable justification would be required to outweigh the |
| | green network designation, or following a review of the local plan. Future |
| | proposals will need to be inconformity with the Madeley NDP |
| Suitability Score | Unsuitable |

| Availability | | | |
|--------------------|--|------|--|
| | | | |
| Availability Score | | | |

| Achievability | | | |
|---------------------|--|--|--|
| | | | |
| Achievability Score | | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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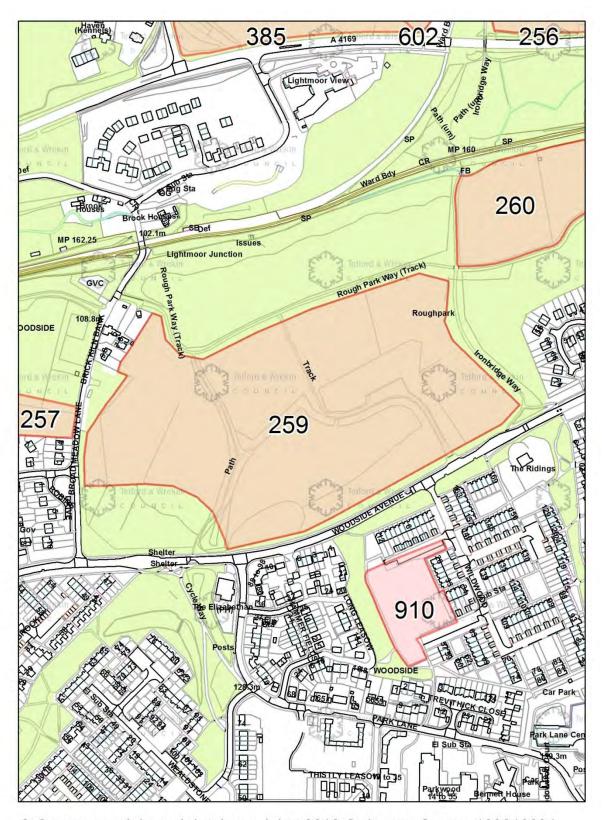
| Site Ref | 259 | Site Name | North Woodside Avenue |
|-----------|-------------|------------|-----------------------|
| Site Size | 7.523 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | The site is designated as Green Network, Madeley Neighbourhood |
| considerations | Development Plan |
| Physical constraints | Site is within a proposed Rough Park Local Nature reserve, and partly within a |
| | former landfill site. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network and is within a proposed LNR, so |
| | development is not supported in principle. For the site to become appropriate |
| | for residential use suitable justification would be required to outweigh the |
| | green network designation, or following a review of the local plan. Future |
| | proposals will need to be inconformity with the Madeley NDP |
| Suitability Score | Unsuitable |

| Availability | | | |
|--------------------|--|------|--|
| | | | |
| Availability Score | | | |

| Achievability | | | |
|---------------------|--|--|--|
| | | | |
| Achievability Score | | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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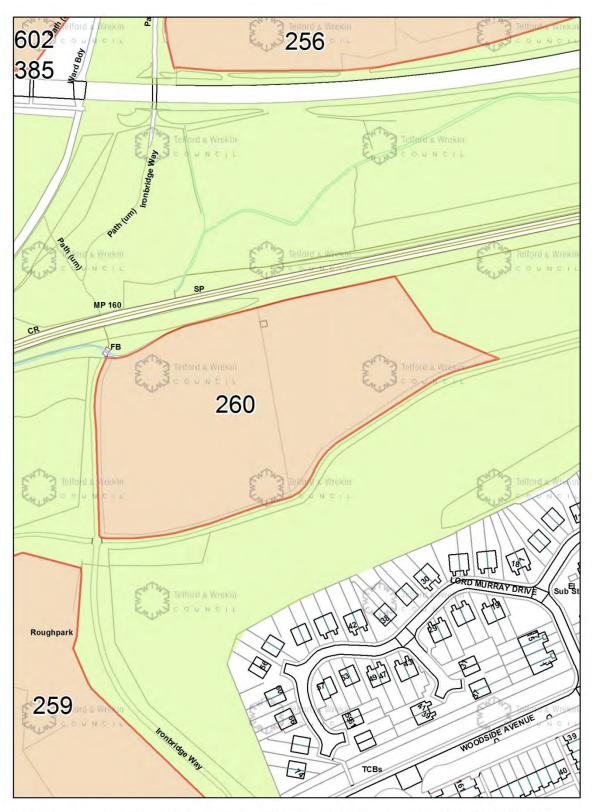
| Site Ref | 260 | Site Name | North Rough Park Way |
|-----------|-------------|------------|----------------------|
| Site Size | 1.621 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | The site is designated as Green network, Madeley Neighbourhood |
| considerations | Development Plan |
| Physical constraints | Site is within a proposed Rough Park Local Nature reserve and adjacent a |
| | former landfill site. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network and is within a proposed LNR, so |
| | development is not supported in principle. For the site to become appropriate |
| | for residential use suitable justification would be required to outweigh the |
| | green network designation, or following a review of the local plan. Future |
| | proposals will need to be inconformity with the Madeley NDP |
| Suitability Score | Unsuitable |

| Availability | | | |
|--------------------|--|------|--|
| | | | |
| Availability Score | | | |

| Achievability | | |
|---------------------|--|--|
| | | |
| Achievability Score | | |

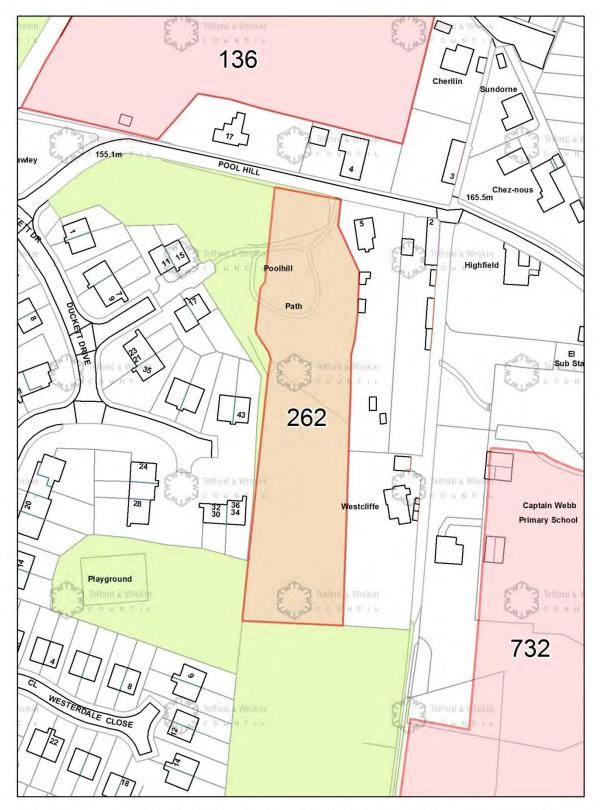
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 262 | Site Name | Land west of Pool Hill, Dawley |
|-----------|-------|------------|--|
| Site Size | 0.467 | Settlement | Telford |
| | Ha | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

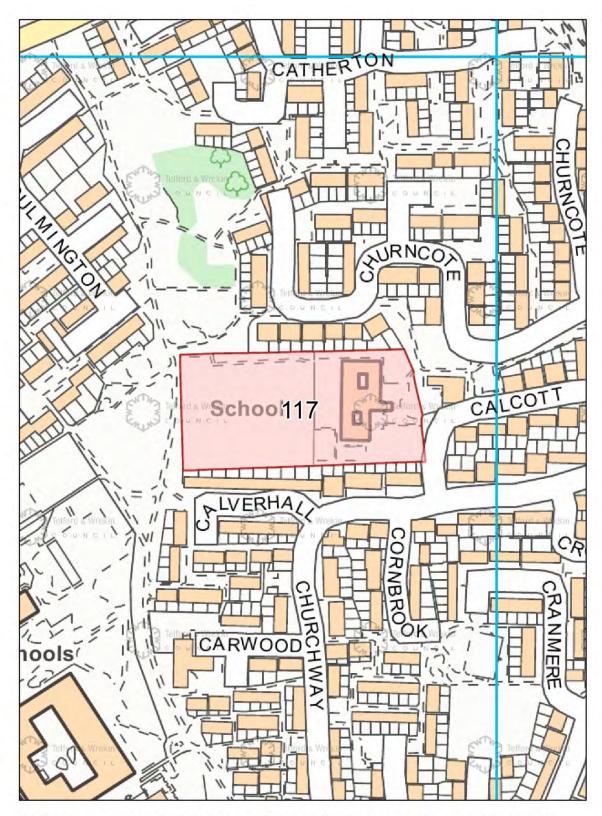
| Suitability for hou | using | | | | | | |
|---------------------|---------------|---------------|---------|------|---|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constrair | nts | | | | | | |
| Potential Impacts | 5 | | | | | | |
| Amenity impacts | | | | | | | |
| Overall Suitability | / | | | | | | |
| Suitability Score | | | | | | | |
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| | | | | | | | |
| Availability | | | | | | | |
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| Availability Score | | | | | | | |
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| Achievability | | | | | | | |
| A de la della Car | | | | | | | |
| Achievability Sco | ore | | | | | | |
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| Estimated site de | nsity and tir | | elivery | | | | |
| | | Net site area | | | | | |
| | | | | | | | |
| | F.,,,,,,,,,, | | C 10 | | Ī | 11 | Γ |
| | -5 years | | 6-10 ye | dis | | 11 years + | |
| Comment | | | | | | | |
| (dwellings) | -5 years | Net site area | 6-10 ye | ears | | 11 years + | |



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| Site Ref | 264 | Site Name | West of campus, Shifnal Road, Priorslee |
|-----------|------------|------------|--|
| Site Size | 0.59 Ha | Settlement | Telford |
| PDL | GR | Comment | Site now has planning permission reference TWC/2014/0656 |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
| |
| |
| Availability |
| |
| Availability |
| |
| |
| Achievability |
| |
| Achievability |
| |
| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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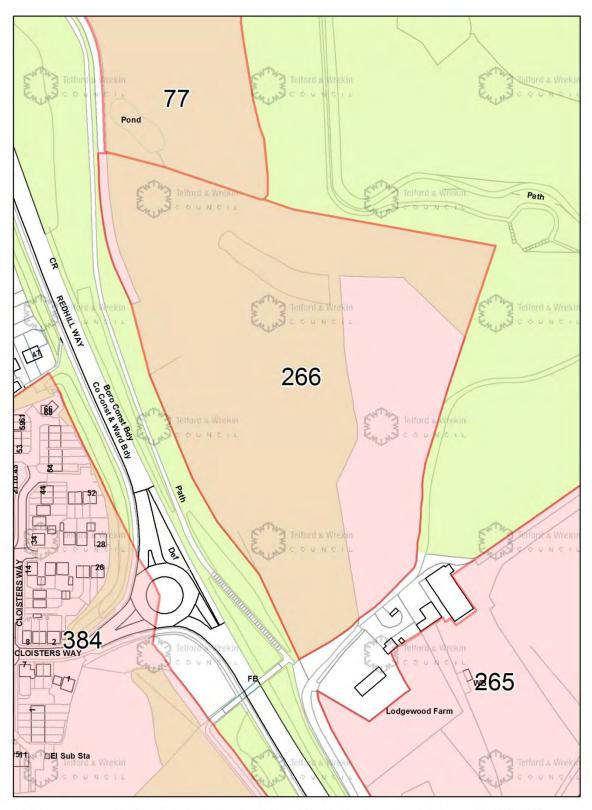
| Site Ref | 266 | Site Name | Clay pit east of Redhill Way |
|-----------|-------------|------------|------------------------------|
| Site Size | 5.547 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Telford urban area | | | | | |
| Policy | The site is designated as Green network, part of a Local Wildlife Site and | | | | | |
| considerations | adjacent a proposed Local nature Reserve | | | | | |
| Physical constraints | Mineshafts | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | As the site is covered by the green network with mineshafts on the site, | | | | | |
| | therefore is unsuitable. Any mitigation would be a review of the Local Plan | | | | | |
| | and mitigation. | | | | | |
| Suitability Score | Unsuitable | | | | | |

| Availability | | | |
|--------------------|---|------|--|
| | | | |
| Availability Score | · | | |

| Achievability | | | |
|---------------------|--|--|--|
| | | | |
| Achievability Score | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



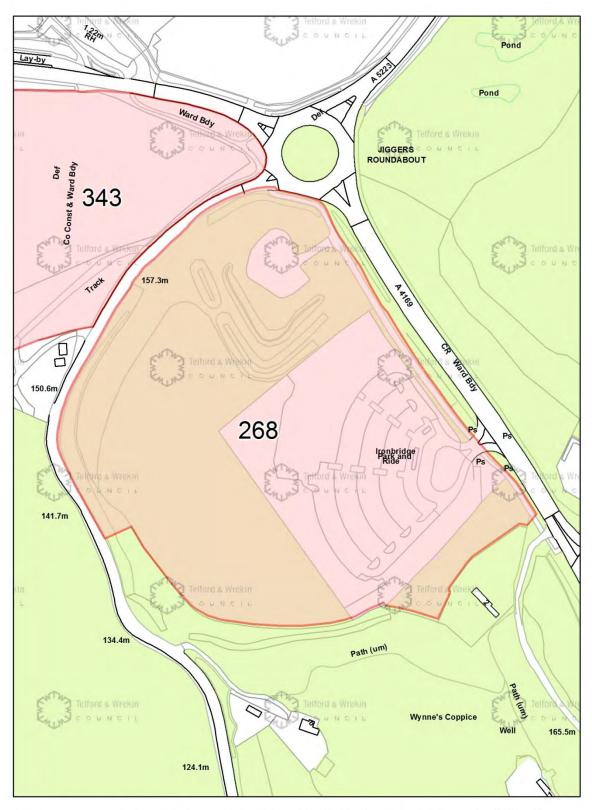
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| Site Ref | 268 | Site Name | Jiggers Bank A4189 |
|-----------|---------|------------|---|
| Site Size | 6.456Ha | Settlement | Telford |
| PDL | GR/BR | Comment | Site was granted permission for a park and ride facility under application TWC/2011/0997. |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Telford urban area | | | | | |
| Policy | A large part of the site is designated as Green Network. | | | | | |
| considerations | | | | | | |
| Physical constraints | Adjacent a Local Wildlife Site and a Local Geological Site, Former landfill site. | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. Need to relocate park and ride facility. Site is also subject to ground contamination/land stability issues. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | | |
|---------------|--|--|
| | | |
| Availability | | |
| | | |
| Achievability | | |
| Hemevability | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



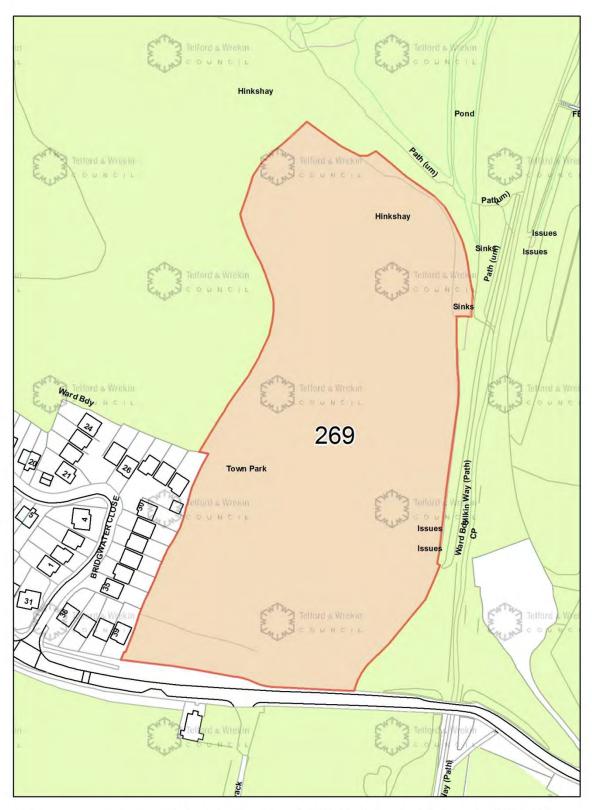
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| Site Ref | 269 | Site Name | Land west of Silkin Way |
|-----------|-------------|------------|-------------------------|
| Site Size | 3.307 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Telford urban area | | | | | |
| Policy | Green Network | | | | | |
| considerations | | | | | | |
| Physical constraints | Adjacent Local Wildlife Site and a Local Nature Reserve. | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| | |
| Achievability | |
| Achievability | |

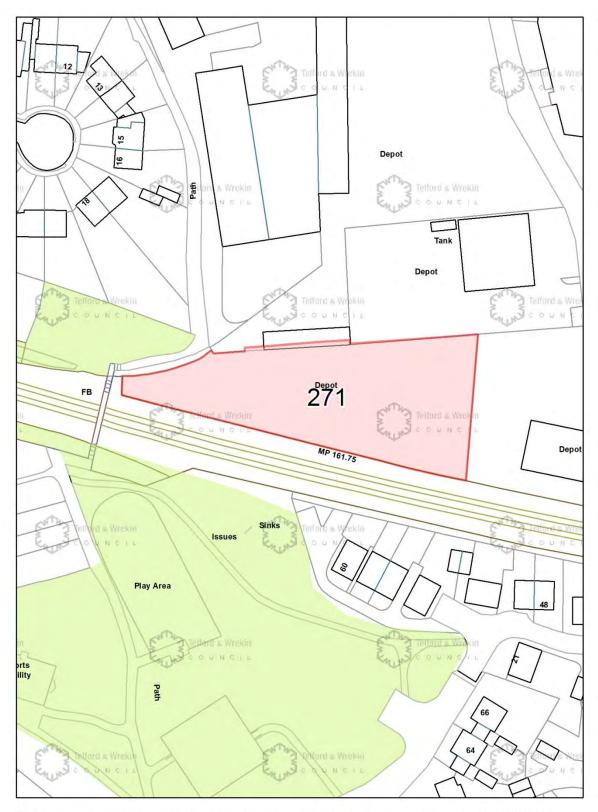
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 271 | Site Name | Land adjacent to Spring Hill |
|-----------|-------|------------|--|
| | | | |
| Site Size | 0.216 | Settlement | Telford |
| | На | | |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha. |

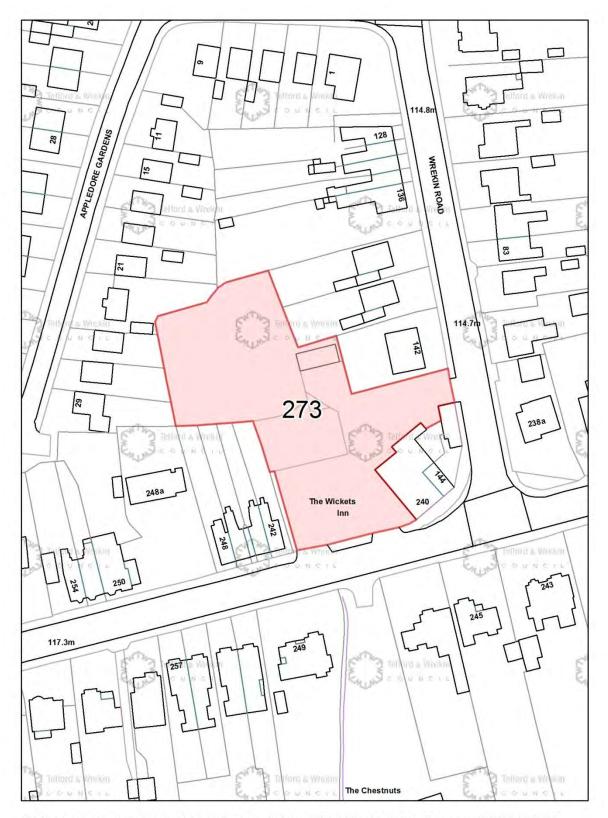
| Suitability for | housing | | | | | | |
|------------------|----------------|----------------|-----------|----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| - | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
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| A -l-: l-: :+ | | | | | | | |
| Achievability | | | | | | | |
| A abias abilitas | Caawa | Γ | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| Estimated site | dancity and ti | maframa far d | olivor. | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | 0.5 | | C 10 | | | 11 | |
| Timeframe | 0-5 years | | 6-10 year | rs | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 273 | Site Name | Land adjacent to Holyhead Road, Wellington |
|-----------|-------------|------------|--|
| Site Size | 0.269 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha. |

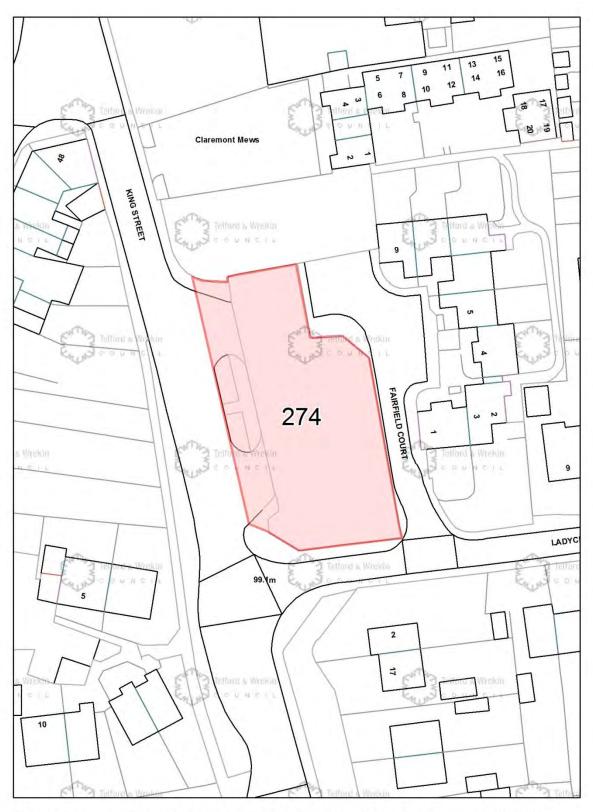
| C. italiilit. faa baas | • | | | |
|------------------------|-----------------------|-------------|------------|--|
| Suitability for hous | ing | | | |
| Location | | | | |
| Policy | | | | |
| considerations | | | | |
| Physical constraint | :S | | | |
| Potential Impacts | | | | |
| Amenity impacts | | | | |
| Overall Suitability | | | | |
| Suitability Score | | | | |
| | | | | |
| | | | | |
| Availability | | | | |
| | | | | |
| Availability Score | | | | |
| | | | | |
| | | | | |
| Achievability | | | | |
| | | | | |
| Achievability Score | е | | | |
| | <u> </u> | | | |
| | | | | |
| Estimated site den | sity and timeframe fo | or delivery | | |
| Developable | Net site a | | | |
| area (%) | | | | |
| Density(dph) | | | | |
| | years | 6-10 years | 11 years + | |
| (dwellings) | | , | | |
| Comment | | | | |



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| Site Ref | 274 | Site Name | Fairfield Court, King Street, Wellington |
|-----------|-------------|------------|--|
| Site Size | 0.116 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha. |

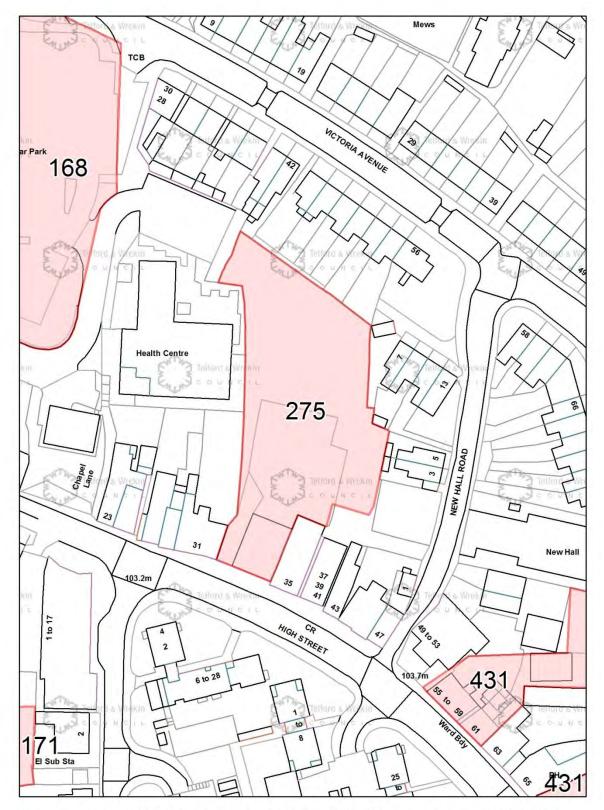
| Suitability for | housing | | | | | | |
|---------------------|-----------------|----------------|----------|-----|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| | | | | | | | |
| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
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| Achievability : | Score | | | | | | |
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| - · · · · · | 1 1 | | 1. | | | | |
| | density and til | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | T | 1 |
| Timeframe | 0-5 years | | 6-10 yea | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 275 | Site Name | Land rear of High Street, Wellington |
|-----------|-------------|------------|--|
| Site Size | 0.241 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha. |

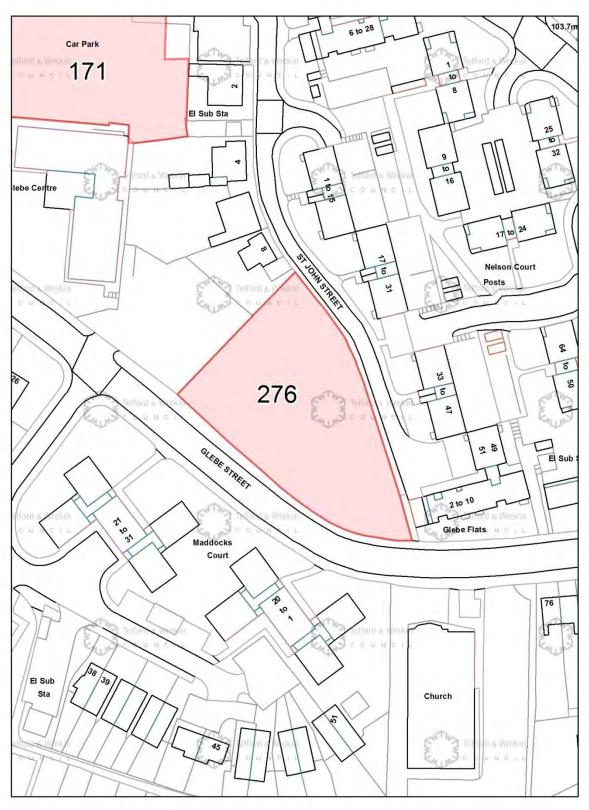
| Suitability for | housing | | | | |
|------------------|----------------|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | 5 | | | | |
| Physical const | raints | | | | |
| Potential Impa | acts | | | | |
| Amenity impa | cts | | | | |
| Overall Suitab | ility | | | | |
| Suitability Sco | re | | | | |
| | | | | | |
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| Availability | | | | | |
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| Availability Sco | ore | | | | |
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| Achievability | | | | | |
| | | 1 | | | |
| Achievability : | Score | | | | |
| | | | | | |
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| | density and ti | meframe for d | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 276 | Site Name | Land between Glebe Street and St John Street, Wellington |
|-----------|-------------|------------|--|
| Site Size | 0.213 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha. |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability Score |
| |
| |
| Availability |
| |
| Availability Score |
| |
| |
| Achievability |
| |
| Achievability Score |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 277 | Site Name | Land west of Rosthwaite |
|-----------|------------|------------|---|
| Site Size | 1.05 Ha | Settlement | Telford |
| PDL | GR | Comment | Open space west of Sunnycroft (National Trust property) |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford Urban Area |
| Policy | Green Network; adjacent to Sunnycroft (listed building) |
| considerations | |
| Physical constraints | TPOs on Holyhead Road site frontage |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|---|
| | |
| Availability | |
| | _ |
| | |
| Achievability | |
| | |
| Achievability | |

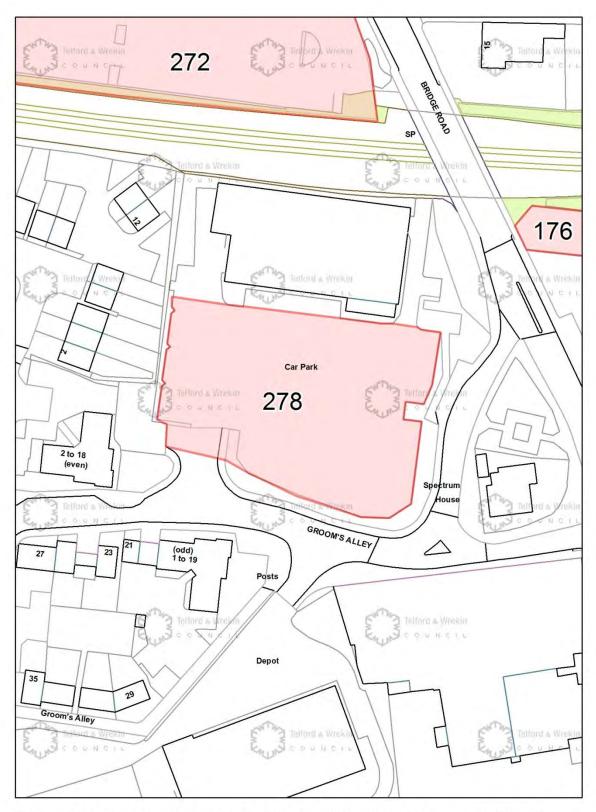
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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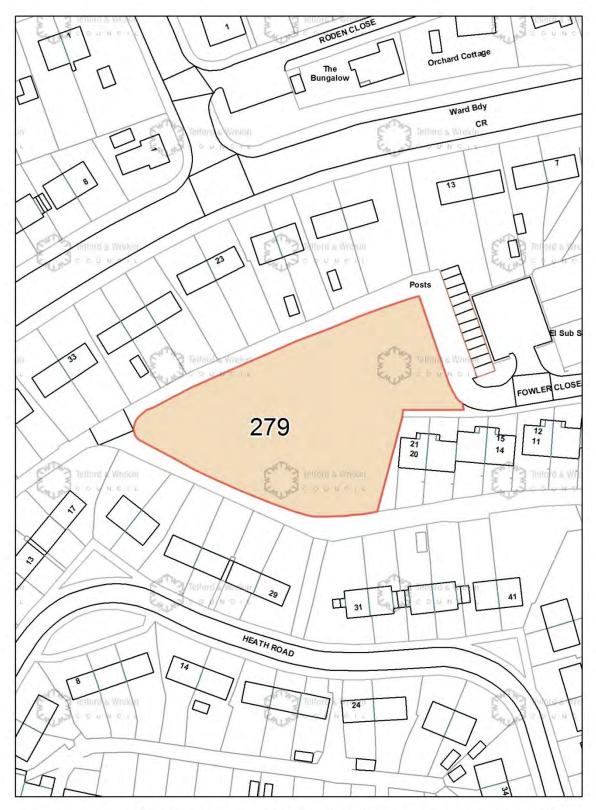
| Site Ref | 278 | Site Name | Supermarket at Grooms Alley |
|-----------|-------------|------------|--|
| Site Size | 0.309 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha. |

| Suitability for | housing | | | | | |
|------------------|----------------|----------------|----------|----|------------|---|
| Location | 110 031118 | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | | | | | | |
| Amenity impa | | | | | | |
| Overall Suitab | | | | | | |
| Suitability Sco | re | | | | | |
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| Availability | | | | | | |
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| Availability Sco | ore | | | | | |
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| Achievability | | | | | | |
| A chiovahility | Scoro | | | | | |
| Achievability : | Score | | | | | |
| | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | |
| Developable | density and th | Net site area | Cirvery | | | |
| area (%) | | ivet site area | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | rs | 11 years + | |
| (dwellings) | , , , , , , , | | , | | , | |
| Comment | | 1 | | | | • |



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| Site Ref | 279 | Site Name | Land at Fowlers Close, Wellington |
|-----------|-------|------------|--|
| | | | |
| Site Size | 0.271 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |



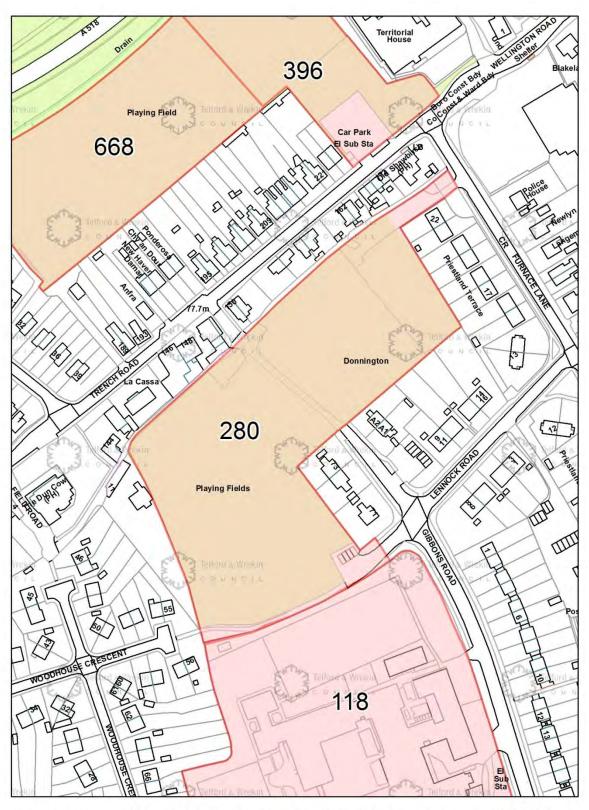
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| Site Ref | 280 | Site Name | Land rear Furnace Lane, Donnington |
|-----------|-------------|------------|------------------------------------|
| Site Size | 1.867 Ha | Settlement | Telford |
| PDL | GR | Comment | Considered alongside Site 118 |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | |
|---------------|--|--|
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| Availability | | |
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| Achievability | | |
| | | |
| Achievability | | |

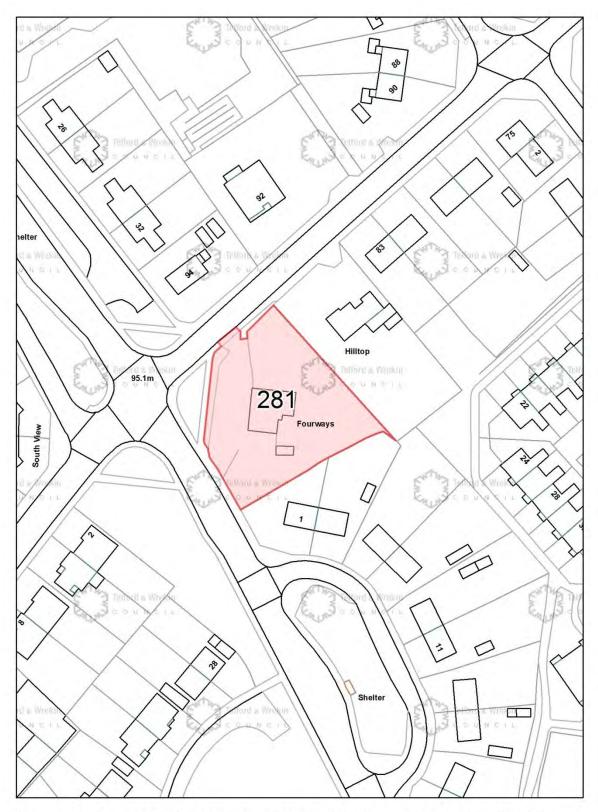
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 281 | Site Name | Four Way St Georges Road, Queens Road, Donnington |
|-----------|-------|------------|---|
| | | | |
| Site Size | 0.141 | Settlement | Telford |
| | На | | |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha. |

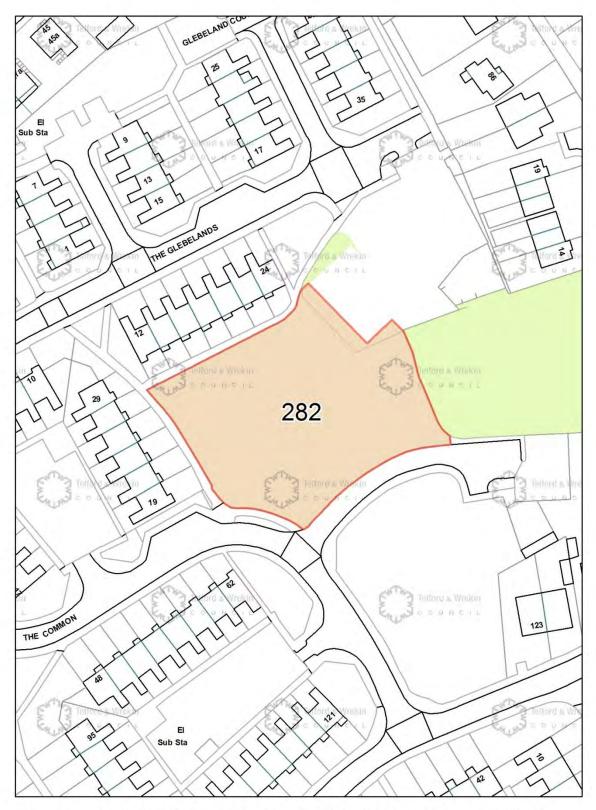
| - | | | | | | |
|------------------|----------------|---------------|----------|-----|------------|--|
| Suitability for | housing | | | | | |
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | icts | | | | | |
| Amenity impa | cts | | | | | |
| Overall Suitabi | ility | | | | | |
| Suitability Sco | re | | | | | |
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| Availability | | | | | | |
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| Availability Sco | ore | | | | | |
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| Achievability | | | | | | |
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| Achievability S | Score | | | | | |
| | | | | | | |
| | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | ars | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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| Site Ref | 282 | Site Name | Open space The Common |
|-----------|-------|------------|--|
| | | | |
| Site Size | 0.272 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

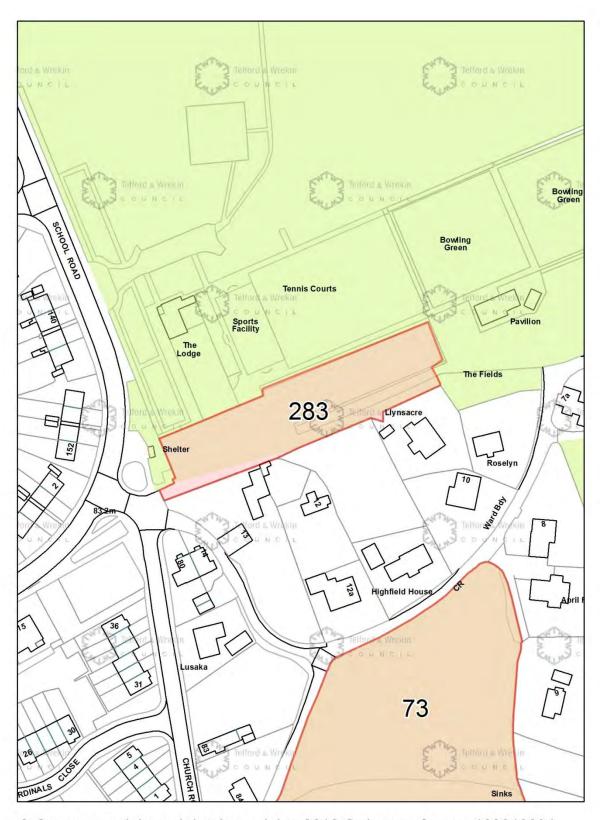
| Suitability for | housing | | | | | |
|------------------|---------------------------------------|----------------|-----------|----|------------|-----|
| Location | l l l l l l l l l l l l l l l l l l l | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | acts | | | | | |
| Amenity impa | | | | | | |
| Overall Suitab | | | | | | |
| Suitability Sco | re | | | | | |
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| Availability | | | | | | |
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| Availability Sco | ore | | | | | |
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| Achievability | | | | | | |
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| Achievability : | Score | | | | | |
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| [<u></u> | | | | | | |
| | density and ti | meframe for de | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | T T |
| Timeframe | 0-5 years | | 6-10 year | rs | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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| Site Ref | 283 | Site Name | Land at Church Road, Donnington |
|-----------|------------|------------|--|
| Site Size | 0.23 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha. |

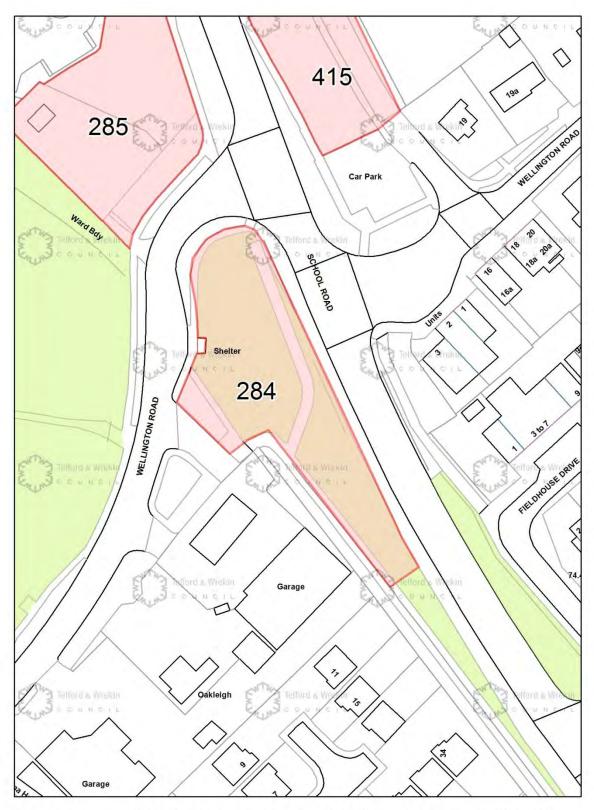
| Suitability for | housing | | | | |
|------------------|----------------|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | 5 | | | | |
| Physical const | raints | | | | |
| Potential Impa | acts | | | | |
| Amenity impa | cts | | | | |
| Overall Suitab | ility | | | | |
| Suitability Sco | re | | | | |
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| Availability | | | | | |
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| Availability Sco | ore | | | | |
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| Achievability | | | | | |
| | | 1 | | | |
| Achievability : | Score | | | | |
| | | | | | |
| | | | | | |
| | density and ti | meframe for d | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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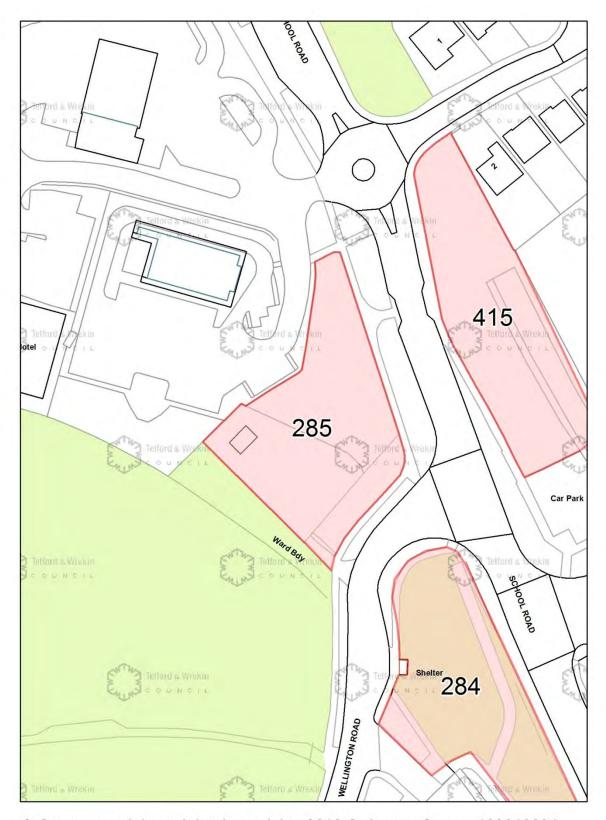
| Site Ref | 284 | Site Name | Corner plot south of Wellington Road |
|-----------|-------|------------|--|
| | | | |
| Site Size | 0.217 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

| Suitability for | housing | | | | | | |
|------------------|----------------|---------------|----------|-----|----------|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | • | | | <u>_</u> | | |



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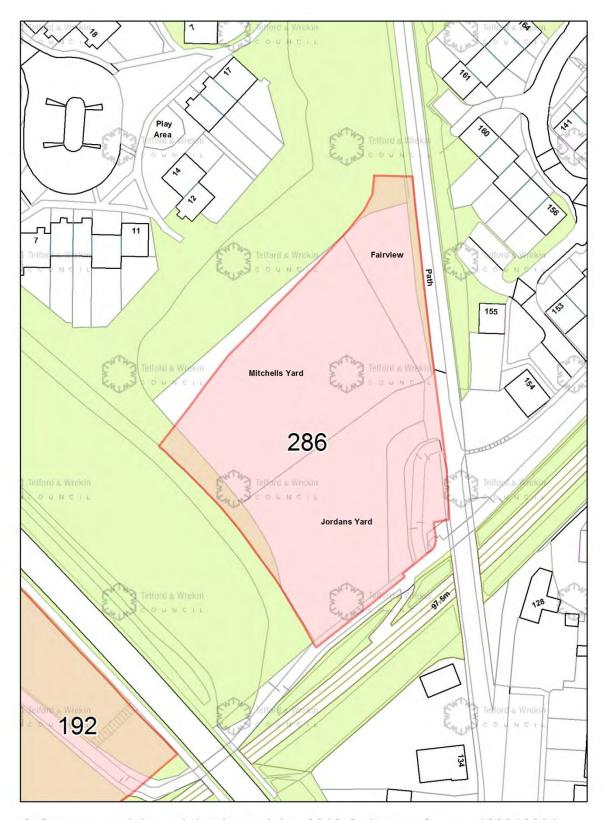
| Site Ref | 285 | Site Name | Corner plot north of Wellington Road |
|-----------|-------|------------|--|
| Site Size | 0.199 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |



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| Site Ref | 286 | Site Name | Rear of Haybridge Road, Hadley |
|-----------|-------------|------------|--|
| Site Size | 0.511 Ha | Settlement | Telford |
| PDL | BR | Comment | The site was granted planning permission (W2000/0968) for the erection of 2 residential park homes and planning permission TWC/2012/0662 to vary a condition. The site has permission for residential development and has therefore not been assessed further. |

| Suitability for housing | | | | |
|--------------------------|---------------|------------|------------|--|
| Location | | | | |
| Policy | | | | |
| considerations | | | | |
| Physical constraints | | | | |
| Potential Impacts | | | | |
| Amenity impacts | | | | |
| Overall Suitability | | | | |
| Suitability | | | | |
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| Availability | | | | |
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| Availability | | | | |
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| Achievability | | | | |
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| Achievability | | | | |
| | | | | |
| | | | | |
| Estimated site density a | | elivery | | |
| Developable | Net site area | | | |
| area (%) | | | | |
| Density(dph) | | | | |
| Timeframe 0-5 year | S | 6-10 years | 11 years + | |
| (dwellings) | | | | |
| Comment | | | | |



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| 288 | Site Name | Land adjacent to Crescent Road, Hadley |
|-------|-------------|--|
| | | |
| 0.154 | Settlement | Telford |
| На | | |
| BR/GR | Comment | Size of site below the threshold of 0.5Ha. |
| | 0.154 Ha | 0.154 Settlement Ha |

| Suitability for | housing | | | | |
|--------------------------|----------------|---------------|------------|------------|---|
| Suitability for Location | nousing | | | | |
| | | | | | |
| Policy considerations | | | | | |
| | | | | | |
| Physical const | | | | | |
| Potential Impa | | | | | |
| Amenity impa | | | | | |
| Overall Suitab | | ı | | | |
| Suitability Sco | re | | | | |
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| Availability | | | | | |
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| Availability Sco | ore |] | | | |
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| Achievability | | | | | |
| | | 1 | | | |
| Achievability : | Score |] | | | |
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| | | | | | _ |
| | density and ti | meframe for d | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 289 | Site Name | Land at Near Vallens, Hadley |
|-----------|-------|------------|--|
| Site Size | 0.135 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |



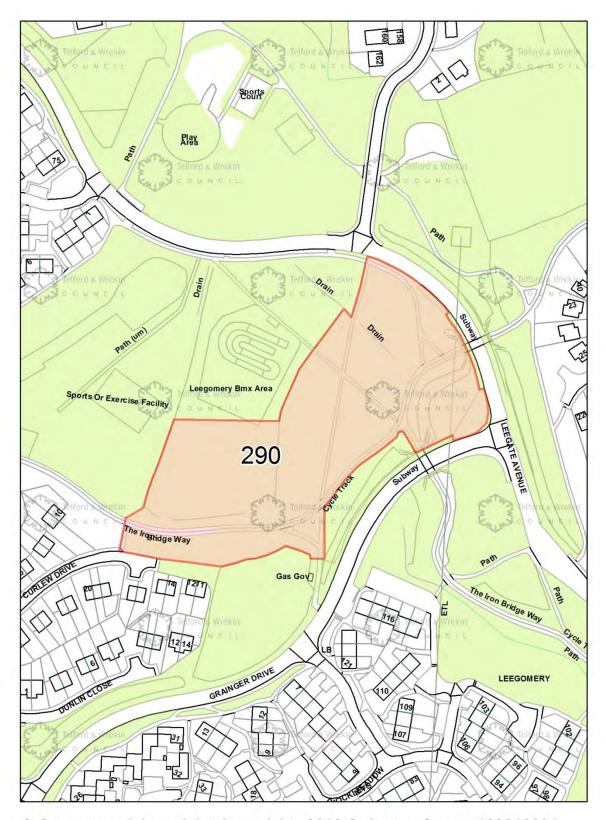
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| Site Ref | 290 | Site Name | Open space Grainger Drive |
|-----------|-------------|------------|---------------------------|
| Site Size | 1.391 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | |
|-------------------------|--|--|--|--|--|
| Location | Telford urban area | | | | |
| Policy | Green Network | | | | |
| considerations | | | | | |
| Physical constraints | Flood zones 2, 3, 3a | | | | |
| Potential Impacts | | | | | |
| Amenity impacts | | | | | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. | | | | |
| Suitability | Unsuitable | | | | |

| Availability | | | |
|---------------|--|--|--|
| | | | |
| Availability | | | |
| , | | | |
| | | | |
| Achievability | | | |
| | | | |
| Achievability | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|---|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | • | | | |



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| Site Ref | 291 | Site Name | Plot at no 40, Castle Street, Hadley |
|-----------|-------------|------------|--|
| Site Size | 0.123 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha. |

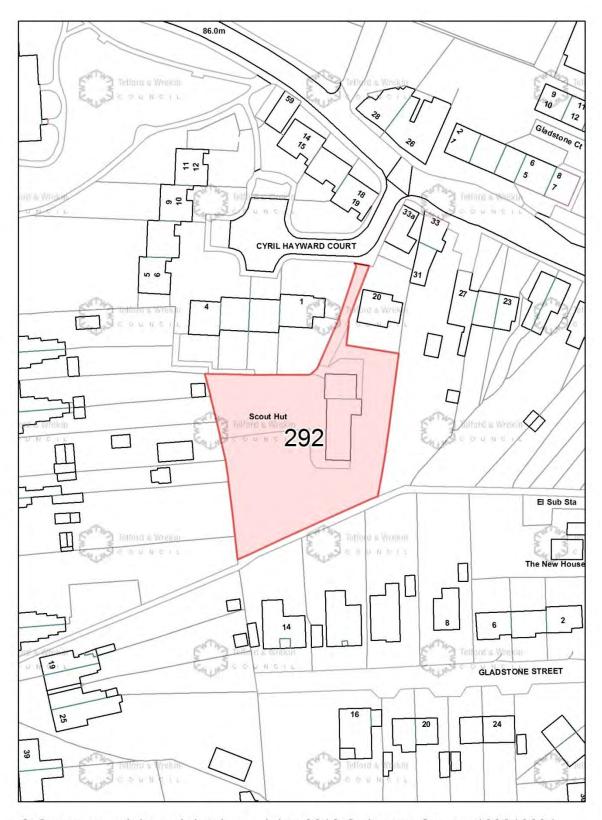
| Suitability for | housing | | | | | | |
|---|---|----------------|----------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| A -1.1 1.111 | C | | | | | | |
| Achievability : | Score | | | | | | |
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| Fatimasta d sita | d a m a i to , a m al t t i | | مائد مسد | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) Timeframe | 0.5.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | C 10 | | | 11 | |
| | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 292 | Site Name | Scout Hall High Street, Hadley |
|-----------|-------------|------------|--|
| Site Size | 0.193 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha. |

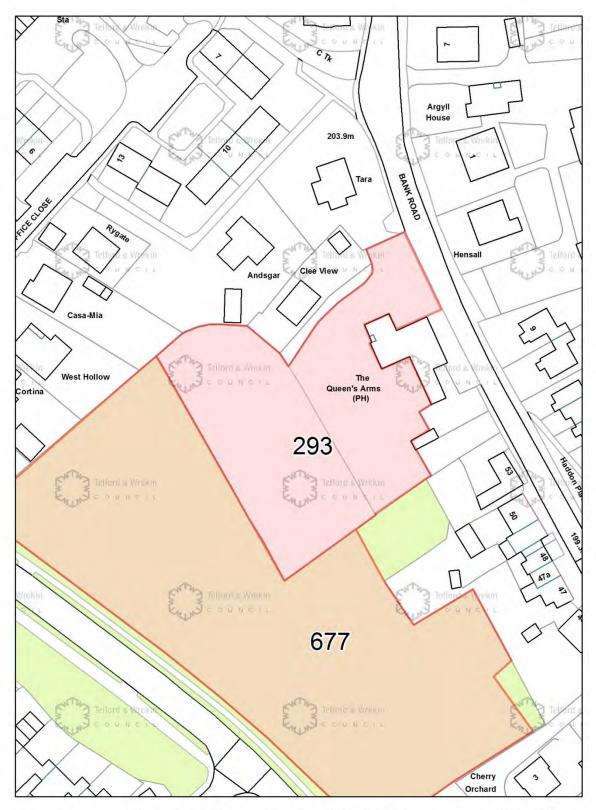
| Suitability for hou | using | | | | | | |
|---------------------|---------------|---------------|---------|------|---|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constrair | nts | | | | | | |
| Potential Impacts | 5 | | | | | | |
| Amenity impacts | | | | | | | |
| Overall Suitability | / | | | | | | |
| Suitability Score | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Score | | | | | | | |
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| | | | | | | | |
| Achievability | | | | | | | |
| A de la della Car | | | | | | | |
| Achievability Sco | ore | | | | | | |
| | | | | | | | |
| F-1:1-1-:11- | | f f d | -1: | | | | |
| Estimated site de | nsity and tir | | elivery | | | | |
| | | Net site area | | | | | |
| | | | | | | | |
| | F.,,,,,,,,,, | | C 10 | | Ī | 11 | Γ |
| | -5 years | | 6-10 ye | dis | | 11 years + | |
| Comment | | | | | | | |
| (dwellings) | -5 years | Net site area | 6-10 ye | ears | | 11 years + | |



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| Site Ref | 293 | Site Name | Rear of Pub, Bank Road, Dawley Bank Road |
|-----------|-------------|------------|--|
| Site Size | 0.333 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha. |

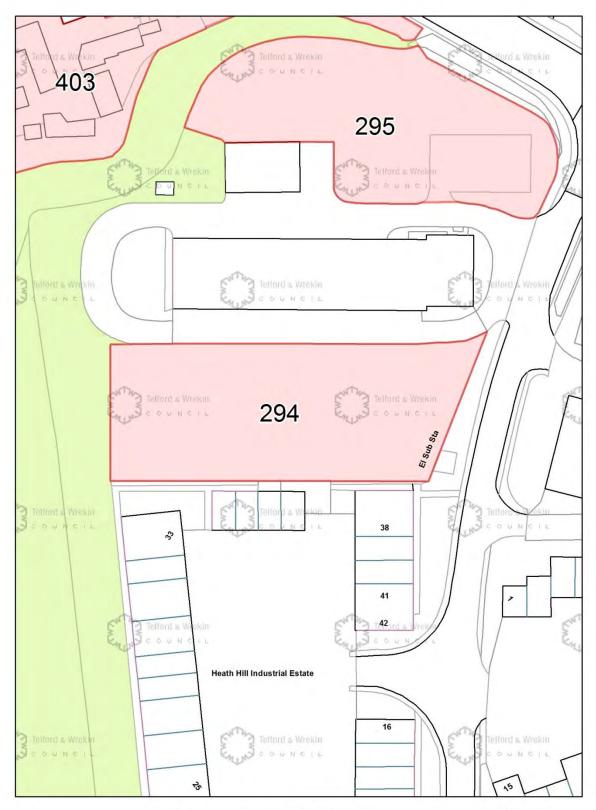
| C. italiilit. faa baas | • | | | |
|------------------------|-----------------------|-------------|------------|--|
| Suitability for hous | ing | | | |
| Location | | | | |
| Policy | | | | |
| considerations | | | | |
| Physical constraint | :S | | | |
| Potential Impacts | | | | |
| Amenity impacts | | | | |
| Overall Suitability | | | | |
| Suitability Score | | | | |
| | | | | |
| | | | | |
| Availability | | | | |
| | | | | |
| Availability Score | | | | |
| | | | | |
| | | | | |
| Achievability | | | | |
| | | | | |
| Achievability Score | е | | | |
| | <u> </u> | | | |
| | | | | |
| Estimated site den | sity and timeframe fo | or delivery | | |
| Developable | Net site a | | | |
| area (%) | | | | |
| Density(dph) | | | | |
| | years | 6-10 years | 11 years + | |
| (dwellings) | | , | | |
| Comment | | | | |



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| Site Ref | 294 | Site Name | Land north of Heath Hill |
|-----------|-------|------------|--|
| | | | |
| Site Size | 0.325 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

| Suitability for | housing | | | | | |
|---------------------|----------------|----------------|-----------|----|------------|---|
| Location | ine dening | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | | | | | | |
| Amenity impa | | | | | | |
| Overall Suitab | | | | | | |
| Suitability Sco | re | | | | | |
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| Availability | | | | | | |
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| Availability Sco | ore | | | | | |
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| A alai ay a lailitu | | | | | | |
| Achievability | | | | | | |
| Achievability : | Scoro | | | | | |
| Achievability . | Score | | | | | |
| | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | Tree site area | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 year | rs | 11 years + | |
| (dwellings) | , | | , | | , | |
| Comment | | • | | | | • |



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| Site Ref | 295 | Site Name | Land adjacent to Heath Hill |
|-----------|-------|------------|--|
| | | | |
| Site Size | 0.289 | Settlement | Telford |
| | На | | |
| PDL | GR/BR | Comment | Size of site below the threshold of 0.5Ha. |
| | - | | |

| | · | · | | | | | |
|-------------------------|----------------|---------------|----------|------|--|------------|--|
| Suitability for | housing | | | | | | |
| Location | TIOUSING | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
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| Achievability : | Score | | | | | | |
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| | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) Timeframe | 0.5 4005 | | 6 10 vo | o rc | | 11 2005 | |
| (dwellings) | 0-5 years | | 6-10 yea | als | | 11 years + | |
| Comment | | | | | | | |



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| Site Ref | 296 | Site Name | Land west of Dawley Road |
|-----------|-------|------------|--|
| Cita Cita | 0.175 | Cottlement | Talfand |
| Site Size | 0.175 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

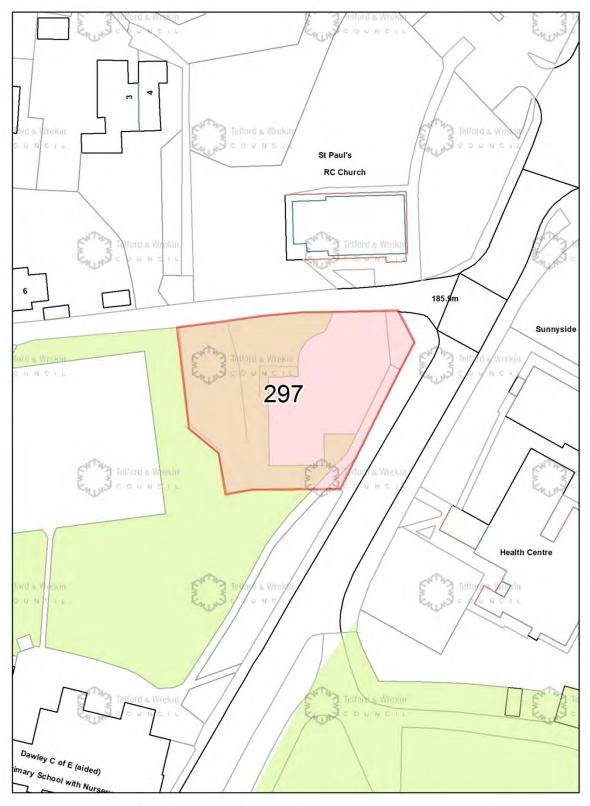
| Suitability for | housing | | | | | | | |
|--|---|---------------|-----------|----|--|--|------------|--|
| Location | | | | | | | | |
| Policy | | | | | | | | |
| considerations | 5 | | | | | | | |
| Physical const | raints | | | | | | | |
| Potential Impa | acts | | | | | | | |
| Amenity impa | cts | | | | | | | |
| Overall Suitab | ility | | | | | | | |
| Suitability Score | | | | | | | | |
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| - | | | | | | | | |
| Availability | | | | | | | | |
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| Availability Sco | ore | | | | | | | |
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| Achievability | | | | | | | | |
| A abias abilitas | Caawa | Γ | | | | | | |
| Achievability : | Achievability Score | | | | | | | |
| | | | | | | | | |
| material attended to the condition for our foundation. | | | | | | | | |
| | Estimated site density and timeframe for delivery | | | | | | | |
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | 0.5 | | C 10 | | | | 11 | |
| Timeframe | 0-5 years | | 6-10 year | rs | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 297 | Site Name | Plot south of Doseley Road |
|-----------|--------|------------|--|
| Site Size | 0.1 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

| Suitability for | housing | | | | | | | |
|---|-------------------|---------------|------------|--|--|------------|---|--|
| Location | | | | | | | | |
| Policy | | | | | | | | |
| considerations | s | | | | | | | |
| Physical const | raints | | | | | | | |
| Potential Impa | otential Impacts | | | | | | | |
| Amenity impa | Amenity impacts | | | | | | | |
| Overall Suitability | | | | | | | | |
| Suitability Sco | Suitability Score | | | | | | | |
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| Availability | | | | | | | | |
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| Availability Sco | ore | | | | | | | |
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| Achievability | | | | | | | | |
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| Achievability Score | | | | | | | | |
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| Estimated the | | | .1 | | | | | |
| Estimated site density and timeframe for delivery | | | | | | | | |
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | 0 = | | | | | | l | |
| Timeframe | 0-5 years | | 6-10 years | | | 11 years + | | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 298 | Site Name | Adjacent to Finger Road |
|-----------|-------------|------------|--|
| Site Size | 0.133 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

| Suitability for | housing | | | | | |
|------------------|---|----------------|----------|----|------------|---|
| Location | 110 031118 | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | | | | | | |
| Amenity impa | | | | | | |
| Overall Suitab | | | | | | |
| Suitability Sco | re | | | | | |
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| Availability | | | | | | |
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| Availability Sco | ore | | | | | |
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| Achievability | | | | | | |
| A chiovahility | Scoro | | | | | |
| Achievability : | Score | | | | | |
| | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | |
| Developable | density and th | Net site area | Cilvery | | | |
| area (%) | | ivet site area | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | rs | 11 years + | |
| (dwellings) | , | | , | | , | |
| Comment | | 1 | | | | • |



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| Site Ref | 299 | Site Name | Land south of Hinksay Road, Dawley |
|-----------|------------|------------|--|
| Site Size | 0.44 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

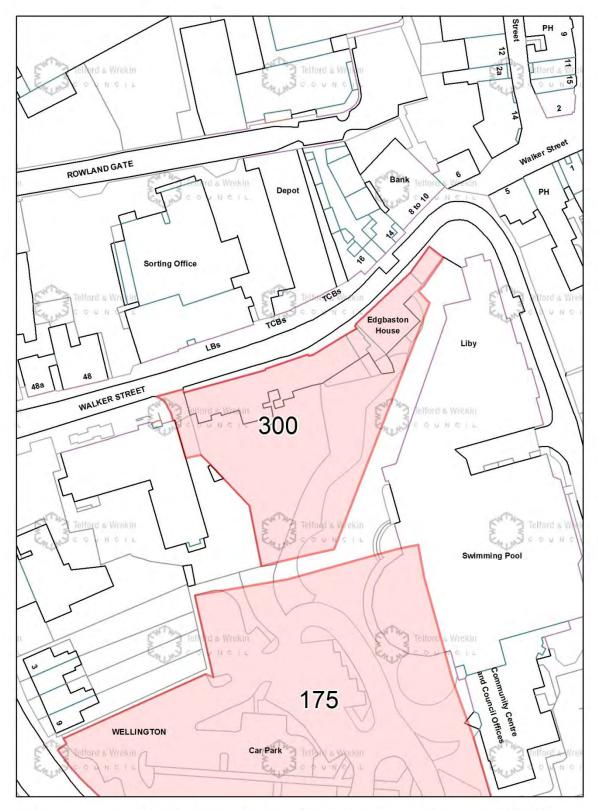
| Suitability for | housing | | | | | | |
|------------------|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
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| Achievability : | Score | | | | | | |
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| r | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 300 | Site Name | Land rear of Walker Street, Wellington |
|-----------|-------------|------------|---|
| Site Size | 0.241 Ha | Settlement | Telford |
| PDL | BR | Comment | Site is below the threshold of 0.5 hectares |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
| |
| |
| Availability |
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| Availability |
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| |
| Achievability |
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| Achievability |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 302 | Site Name | Telephone exchange, Church Parade, Oakengates |
|-----------|--------|------------|---|
| Site Size | 0.2 Ha | Settlement | Telford |
| PDL | BR | Comment | Site is below the threshold of 0.5 hectares |

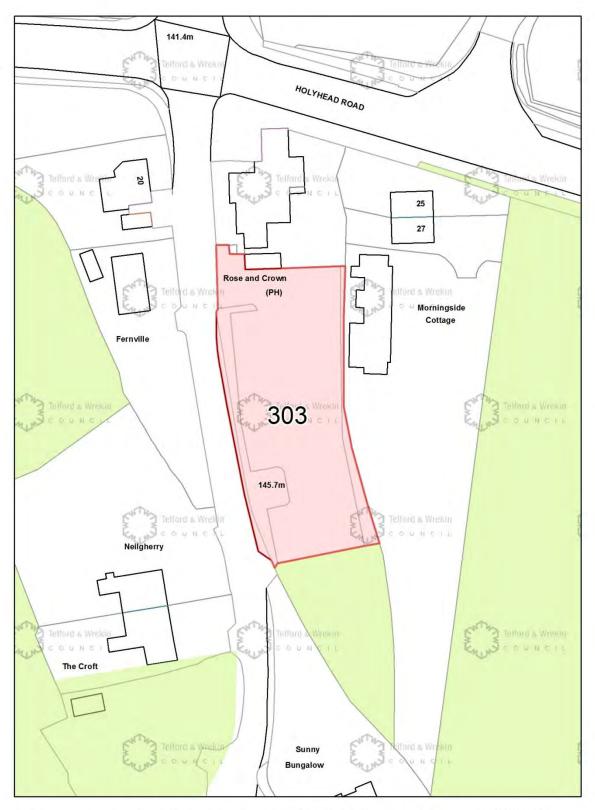
| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|---|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for de | elivery | | 1 | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 303 | Site Name | Land south of Sunnyside Road |
|-----------|-------|------------|---|
| Site Size | 0.108 | Settlement | Telford |
| | Ha | | |
| PDL | BR | Comment | The site is below the threshold of 0.5 hectares |

| Suitability for housing | |
|---|--|
| Location | |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
| | |
| | |
| Availability | |
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |
| | |
| | |
| Estimated site density and timeframe for delivery | |
| Developable Net site area | |
| area (%) | |
| Density(dph) | |
| Timeframe 0-5 years 6-10 years 11 years + | |
| (dwellings) | |
| Comment | |



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| Site Ref | 305 | Site Name | Car park rear of Sunnyside Road, Oakengates |
|-----------|------------|------------|---|
| Site Size | 0.22 Ha | Settlement | Telford |
| PDL | BR | Comment | The site is below the threshold of 0.5 Ha |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Availability |
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| Achievability |
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| Achievability |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



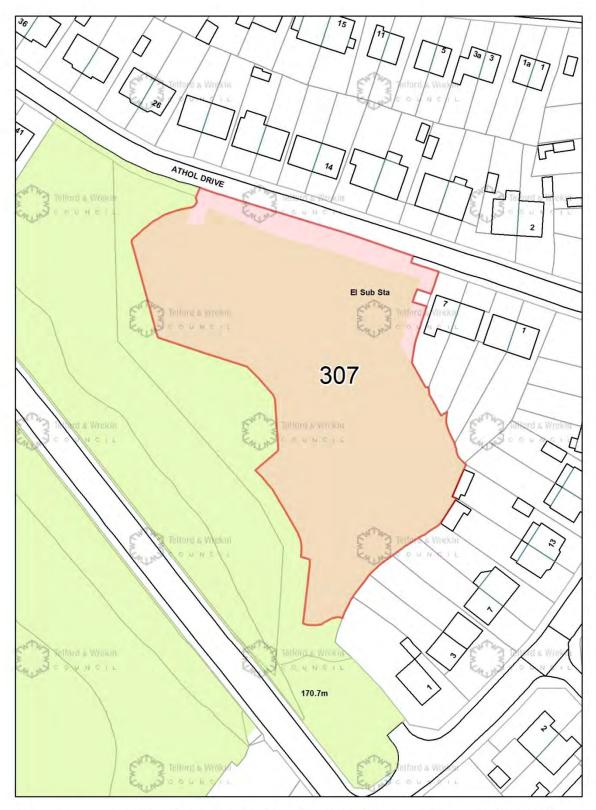
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| Site Ref | 307 | Site Name | Open space at Athol Drive (Oakengates) |
|-----------|-------------|------------|--|
| Site Size | 0.502 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | 3 |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | None known |
| Potential Impacts | None known |
| Amenity impacts | None known |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | |
|---------------|--|--|
| | | |
| Availability | | |
| | | |
| | | |
| Achievability | | |
| | | |
| Achievahility | | |

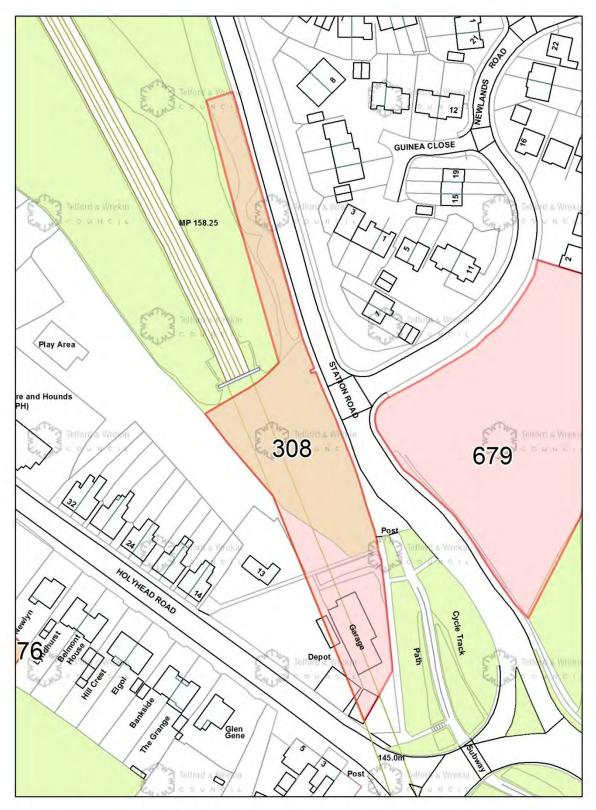
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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| Site Ref | 308 | Site Name | Land west of Station Road |
|-----------|------|------------|--|
| Site Size | 0.43 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | This site is below the threshold of 0.5 Ha |

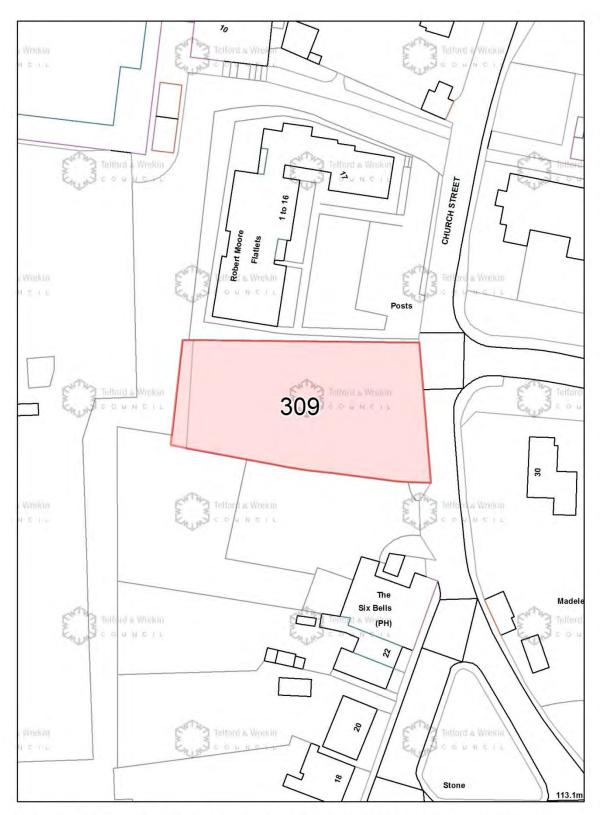
| Suitability for housing | |
|------------------------------|-----------------------|
| Location | |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
| | |
| | |
| Availability | |
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| Availability | |
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| A chi aya hility | |
| Achievability | |
| Achievability | Т |
| Achievability | |
| | |
| Estimated site density and t | imeframe for delivery |
| Developable Developable | Net site area |
| area (%) | Net site died |
| Density(dph) | |
| Timeframe 0-5 years | 6-10 years 11 years + |
| (dwellings) | |
| Comment | |



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| Site Ref | 309 | Site Name | Land adjacent to Church Street, Madeley |
|-----------|-------|------------|--|
| | | | |
| Site Size | 0.095 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | This site is below the threshold of 0.5 Ha |

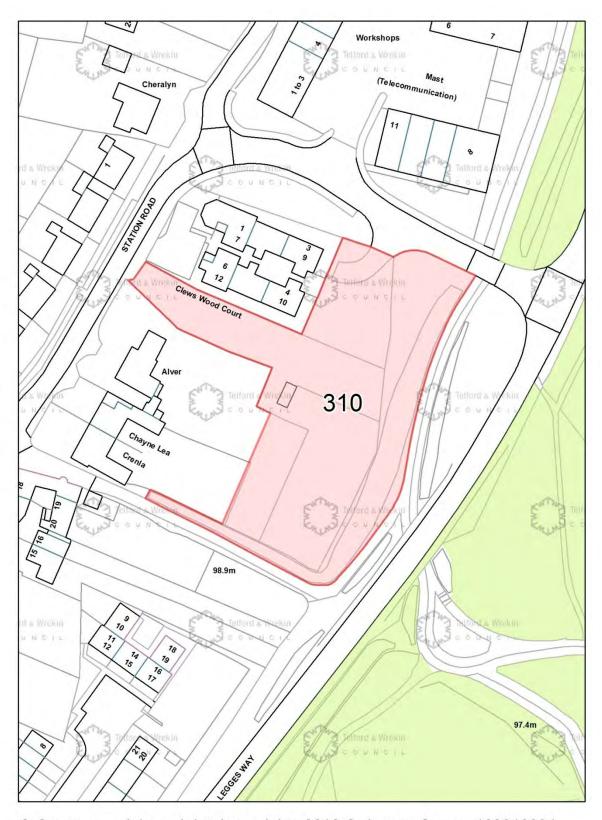
| - | | | | | |
|-------------------|----------------|---------------|------------|------------|--|
| Suitability for h | nousing | | | | |
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constr | aints | | | | |
| Potential Impa | cts | | | | |
| Amenity impac | cts | | | | |
| Overall Suitabi | lity | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
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| Estimated site | density and ti | | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 310 | Site Name | Land rear of Station Road |
|-----------|-------|------------|--|
| C'I C' | 0.076 | 6 111 | T 10 1 |
| Site Size | 0.376 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | This site is below the threshold of 0.5 Ha |

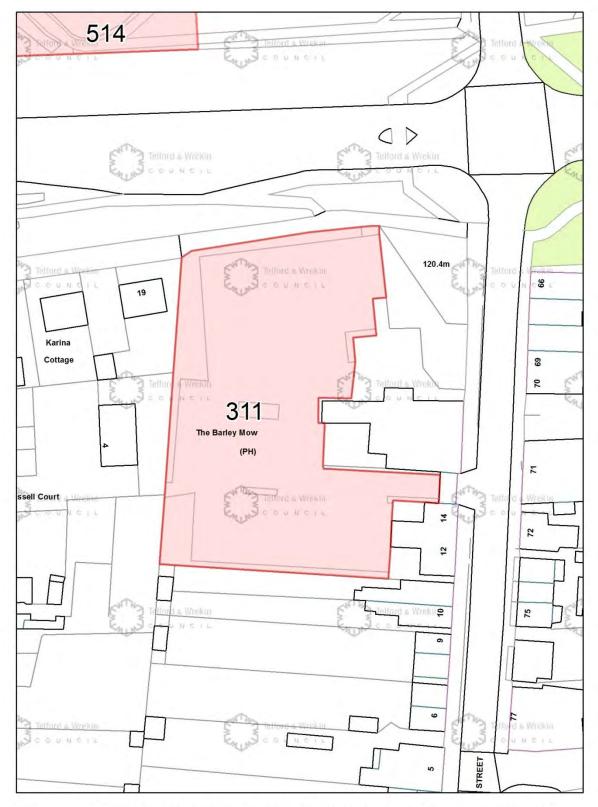
| Suitability for housing | |
|------------------------------|-----------------------|
| Location | |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
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| Availability | |
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| Availability | |
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| A chi aya hility | |
| Achievability | |
| Achievability | 1 |
| Achievability | |
| | |
| Estimated site density and t | imeframe for delivery |
| Developable Developable | Net site area |
| area (%) | Net site died |
| Density(dph) | |
| Timeframe 0-5 years | 6-10 years 11 years + |
| (dwellings) | |
| Comment | |



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| Site Ref | 311 | Site Name | Rear of Barley Mow, Court Street, Madeley |
|-----------|-------------|------------|--|
| Site Size | 0.202 Ha | Settlement | Telford |
| PDL | BR | Comment | This site is below the threshold of 0.5 Ha |

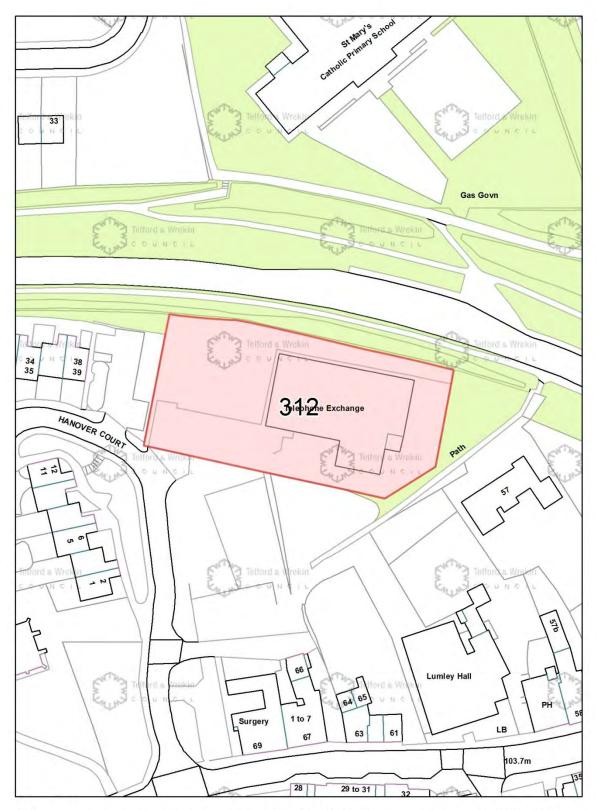
| Suitability for | housing | | | | | | |
|---|----------------|----------------|---------|-----|---|-------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | |] | | | | | |
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| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) Timeframe | 0 F voors | | 6 10 46 | | 1 | 11 400 00 1 | T |
| (dwellings) | 0-5 years | | 6-10 ye | ais | | 11 years + | |
| Comment | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 312 | Site Name | Plot east of Hanover Court, Madeley |
|-----------|------------|------------|--|
| Site Size | 0.27 Ha | Settlement | Telford |
| PDL | BR | Comment | This site is below the threshold of 0.5 hectares |

| Suitability for ho | ousing | | | | | | |
|--------------------|----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constrai | ints | | | | | | |
| Potential Impact | ts | | | | | | |
| Amenity impacts | S | | | | | | |
| Overall Suitabilit | ty | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| Estimated site de | ensity and tip | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 313 | Site Name | Land rear of High Street (Madeley) |
|-----------|------------|------------|--|
| Site Size | 0.13 Ha | Settlement | Telford |
| PDL | BR | Comment | This site is below the threshold of 0.5 hectares |

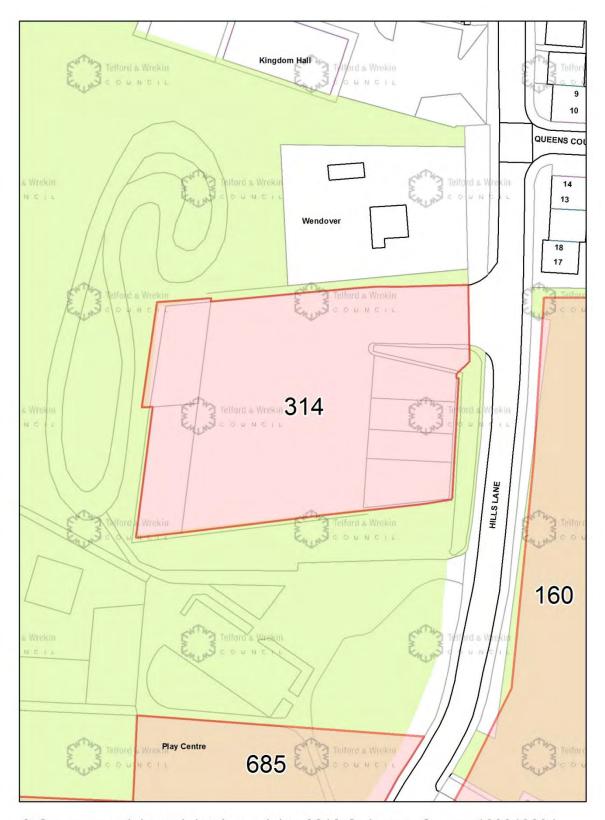
| Suitability for I | housing | | | | | |
|-------------------|----------------|----------------|-----------|----|------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical consti | raints | | | | | |
| Potential Impa | icts | | | | | |
| Amenity impac | cts | | | | | |
| Overall Suitabi | ility | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
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| <u> </u> | | | | | | |
| | density and ti | meframe for de | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 year | rs | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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| Site Ref | 314 | Site Name | Site of former civic amenity site, Hills Lane, Madeley |
|-----------|-------------|------------|---|
| Site Size | 0.309 Ha | Settlement | Telford |
| PDL | BR | Comment | Site has planning permission (TWC/2015/0476) for siting of 15 caravan homes, which was granted in September 2015. |

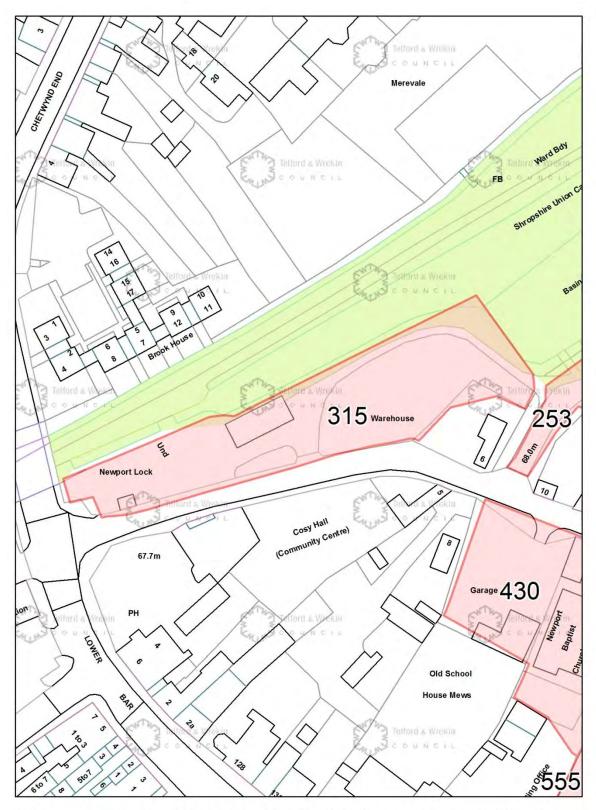
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Achievability |
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| Achievability |
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| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 315 | Site Name | Canal ware, Water Lane |
|-----------|-------|------------|--|
| | | | |
| Site Size | 0.248 | Settlement | Newport |
| | На | | |
| PDL | BR | Comment | This site is below the threshold of 0.5 hectares |

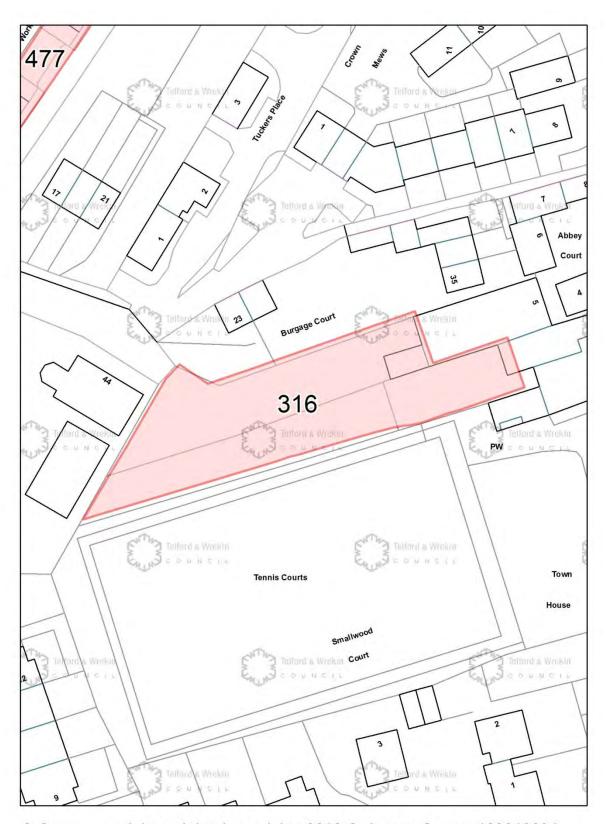
| Suitability for h | nousing | | | | |
|-------------------|----------------|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constr | aints | | | | |
| Potential Impa | cts | | | | |
| Amenity impac | ts | | | | |
| Overall Suitabi | lity | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
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| Estimated site | density and ti | | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 316 | Site Name | North of Beameris Road, Newport |
|-----------|-------------|------------|--|
| Site Size | 0.113 Ha | Settlement | Newport |
| PDL | BR | Comment | This site is below the threshold of 0.5 Ha |

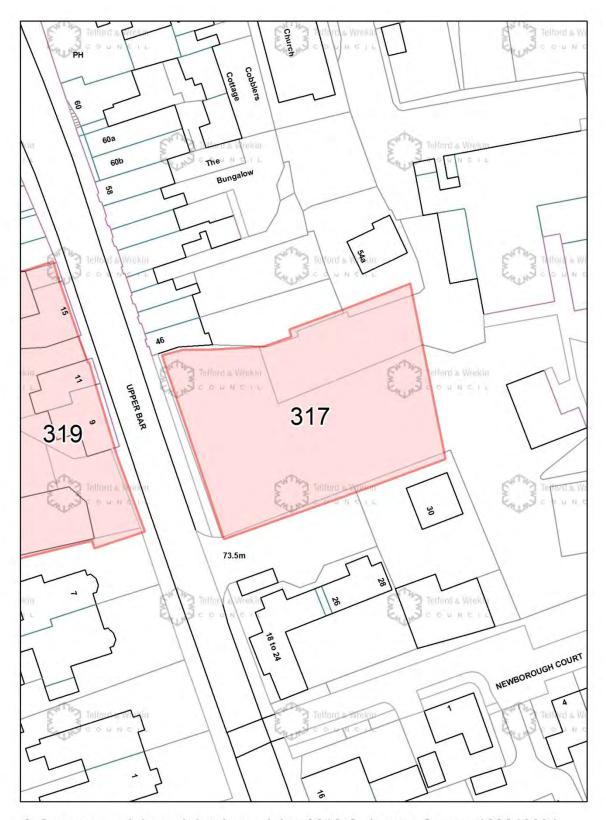
| Suitability for | housing | | | | | | |
|---|----------------|----------------|---------|-----|---|-------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) Timeframe | 0 F voors | | 6 10 46 | | 1 | 11 400 00 1 | T |
| (dwellings) | 0-5 years | | 6-10 ye | ais | | 11 years + | |
| Comment | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 317 | Site Name | Adjacent to Upper Bar, Newport |
|-----------|------------|------------|--|
| Site Size | 0.13 Ha | Settlement | Newport |
| PDL | BR | Comment | This site is below the threshold of 0.5 hectares |

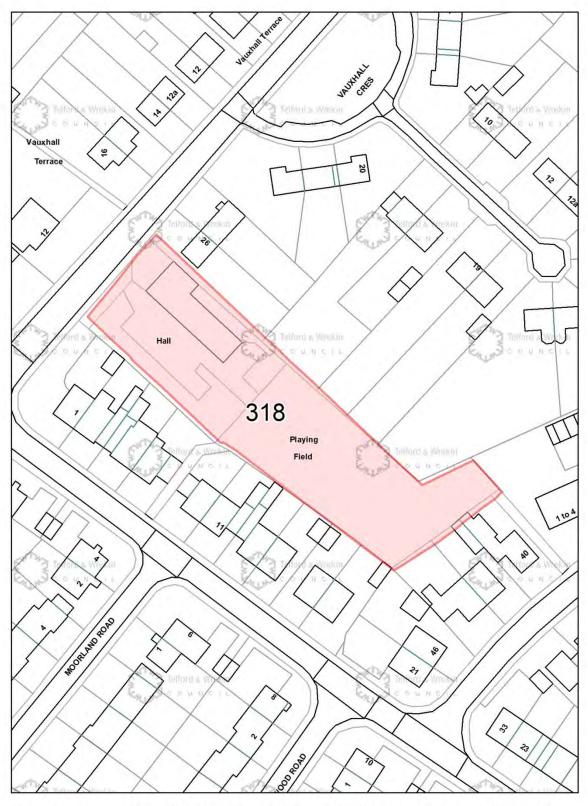
| Suitability for I | housing | | | | | |
|-------------------|----------------|----------------|-----------|----|------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical consti | raints | | | | | |
| Potential Impa | icts | | | | | |
| Amenity impac | cts | | | | | |
| Overall Suitabi | ility | | | | | |
| Suitability | | | | | | |
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| | density and ti | meframe for de | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 year | rs | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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| Site Ref | 318 | Site Name | Scout Hut, Bouchey Road, Newport |
|-----------|--------|------------|--|
| Site Size | 0.3 Ha | Settlement | Newport |
| PDL | BR | Comment | This site is below the threshold of 0.5 hectares |

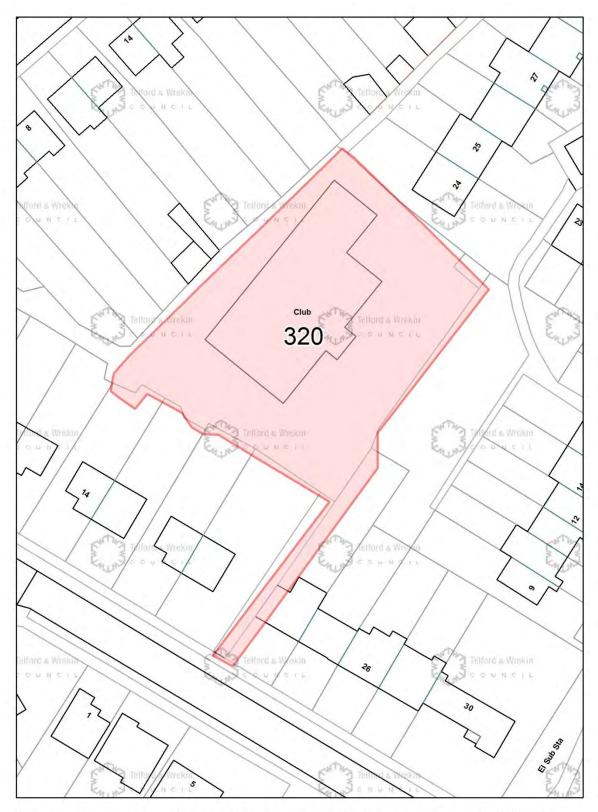
| Suitability for | housing | | | | | | |
|------------------------|-----------------------------|----------------|-----------|------|---|------------|---|
| Location | liousing | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical const | | | | | | | |
| Potential Impa | | | | | | | |
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| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) Timeframe | 0 F voors | | 6 10 14 | | 1 | 11 20000 | Π |
| (dwellings) | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| Comment | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 320 | Site Name | Clubhouse, Audley Avenue |
|-----------|------|------------|--|
| | | | |
| Site Size | 0.22 | Settlement | Newport |
| | На | | |
| PDL | BR | Comment | This site is below the threshold of 0.5 Ha |

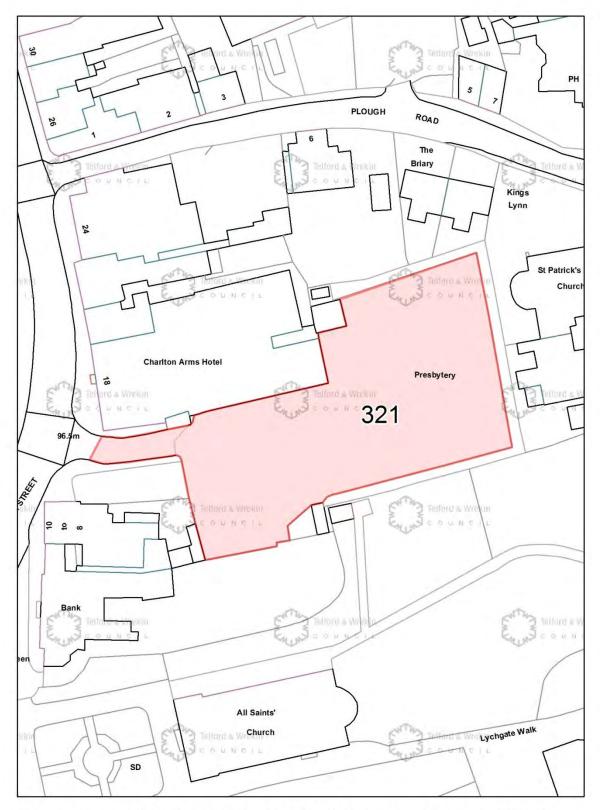
| Suitability for | housing | | | | | | |
|---|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| Estimated site | donsity and ti | meframe for de | olivomi | | | | |
| | density and ti | Net site area | elivery | | | | |
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | arc | | 11 years + | |
| (dwellings) | 0-3 years | | 0-10 ye | cais | | 11 years + | |
| Comment | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 321 | Site Name | Rear of Church Street, Wellington | | | |
|-----------|--------|------------|--|--|--|--|
| Site Size | 0.2 Ha | Settlement | Wellington | | | |
| PDL | BR | Comment | This site is below the threshold of 0.5 Ha | | | |

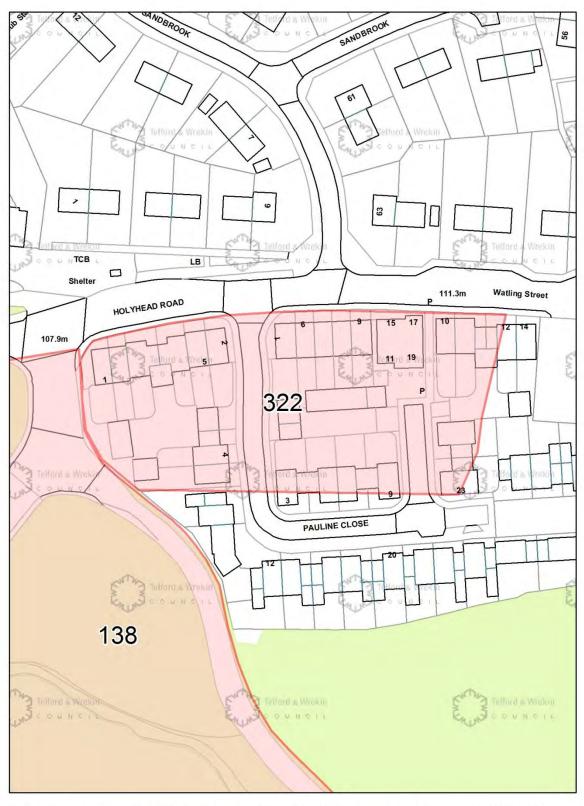
| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|---|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| | density and ti | meframe for de | elivery | | 1 | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 322 | Site Name | Ketley Filling Station, Holyhead Road, Ketley |
|-----------|--------|------------|--|
| Site Size | 0.5 Ha | Settlement | Telford |
| PDL | BR | Comment | Part of a larger site which has planning permission (TWC/2010/0147) for 50 no. dwellings, granted in January 2011 (now complete) |

| Suitability for l | housing | | | | | | |
|-------------------|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| | | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |
| | | | | | | | |



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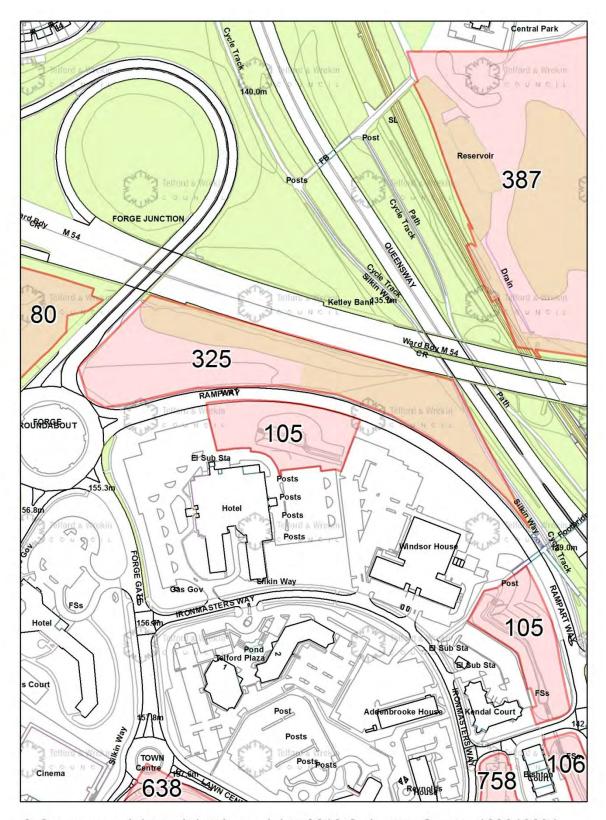
| Site Ref | 325 | Site Name | Rampart Way |
|-----------|-------------|------------|-------------|
| Site Size | 2.019 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Telford urban area | | | | | |
| Policy | Strategic Employment Area, Telford Town Centre, Green Network (part) | | | | | |
| considerations | | | | | | |
| Physical constraints | None known | | | | | |
| Potential Impacts | None known | | | | | |
| Amenity impacts | Proximity to M54 | | | | | |
| Overall Suitability | Whilst development may be, in theory, possible the site is not considered suitable given the very close proximity of the site to the M54. Part of the site also designated as Green Network. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

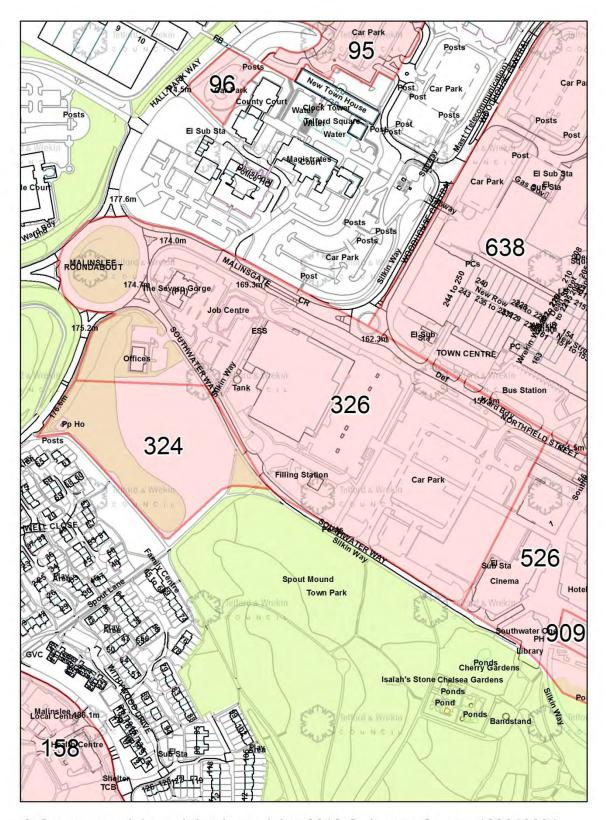
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 326 | Site Name | West Southwater, Telford Centre |
|-----------|------------|------------|--|
| Site Size | 8.95 Ha | Settlement | Telford |
| PDL | BR | Comment | Site is subject to a number of recent planning permissions and applications for town centre-related development as part of wider regeneration plans for the town centre. |

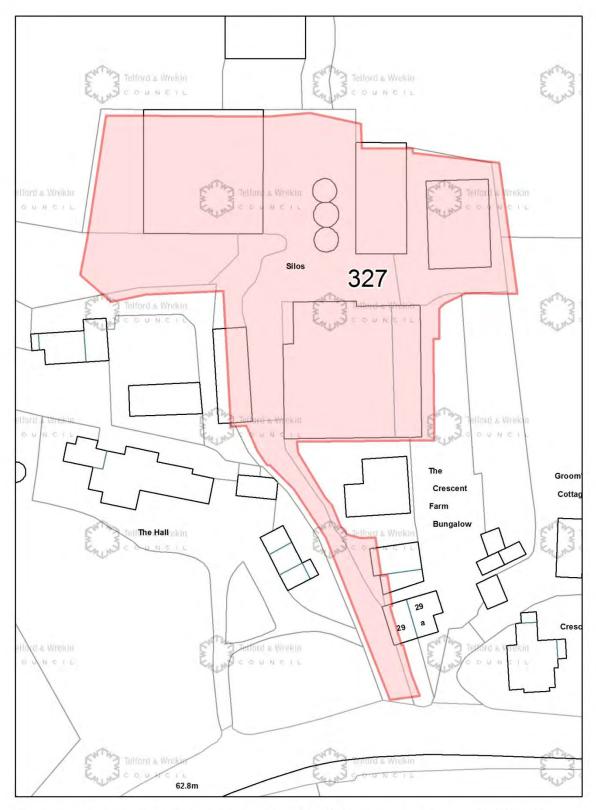
| Suitability for | housing | | | | | | |
|---|-----------|---------------|------------|--|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | S | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
| No constraints | 5 | 1 | | | | | |
| Achievability | | | | | | | |
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| | | | | | | | |
| Estimated site density and timeframe for delivery | | | | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 327 | Site Name | Crescent Farm, Waters Upton |
|-----------|------------|------------|--|
| Site Size | 0.39 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | This site is below the threshold of 0.5 hectares |

| Suitability for | housing | | | | |
|-----------------|----------------|---------------|------------|------------|---|
| Location | | | | | |
| Policy | | | | | |
| considerations | s | | | | |
| Physical const | raints | | | | |
| Potential Impa | acts | | | | |
| Amenity impa | cts | | | | |
| Overall Suitab | ility | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Availability | | | | | |
| | | | | | |
| | | | | | |
| Achievability | | | | | |
| No constraints | S | Т | | | |
| Achievability | | | | | |
| | | | | | |
| | | | | | |
| | density and ti | meframe for d | | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | 1 | Τ |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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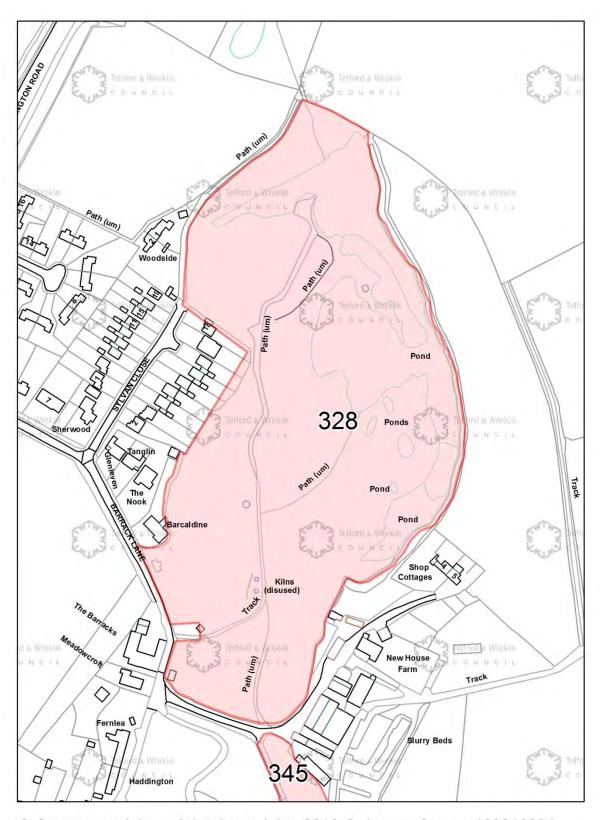
| Site Ref | 328 | Site Name | Barracks Lane |
|-----------|-------------|------------|-------------------------------------|
| Site Size | 5.329 Ha | Settlement | Open countryside |
| PDL | BR | Comment | Open countryside west of Lilleshall |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Open countryside | | | | | |
| Policy | Strategic Landscapes, Local Wildlife site (adjacent); Mineral Safeguarding | | | | | |
| considerations | Area; Local Geological Site | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | TPO in site | | | | | |
| Amenity impacts | None known | | | | | |
| Overall Suitability | Site is located in open countryside outside any named settlement. It is an important geological resource and located in a strategic and sensitive landscape. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

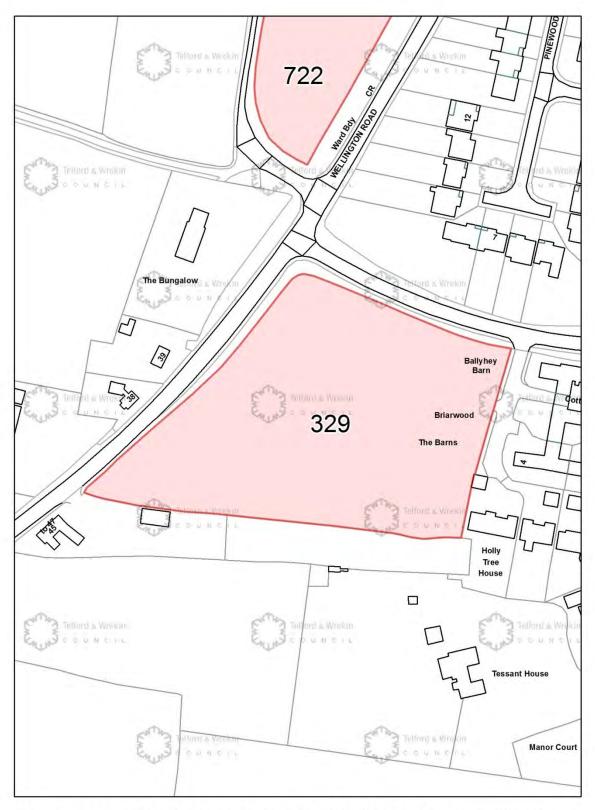
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 329 | Site Name | Land of West of Wellington Road, Church Aston |
|-----------|-------|------------|--|
| | | | |
| Site Size | 1.188 | Settlement | Newport |
| | На | | |
| PDL | GR | Comment | Site now has planning permission reference TWC/2015/0151 |
| | | | for 26 dwellings, so no further assessment is required. |

| Suitability for ho | ousing | | | | | | |
|--------------------|-----------------|---------------|---------|------|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constra | ints | | | | | | |
| Potential Impac | ts | | | | | | |
| Amenity impact | S | | | | | | |
| Overall Suitabili | ty | | | | | | |
| Suitability | | | | | | | |
| | | | | | | | |
| | | | | | | | - |
| Availability | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
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| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site d | lensity and tir | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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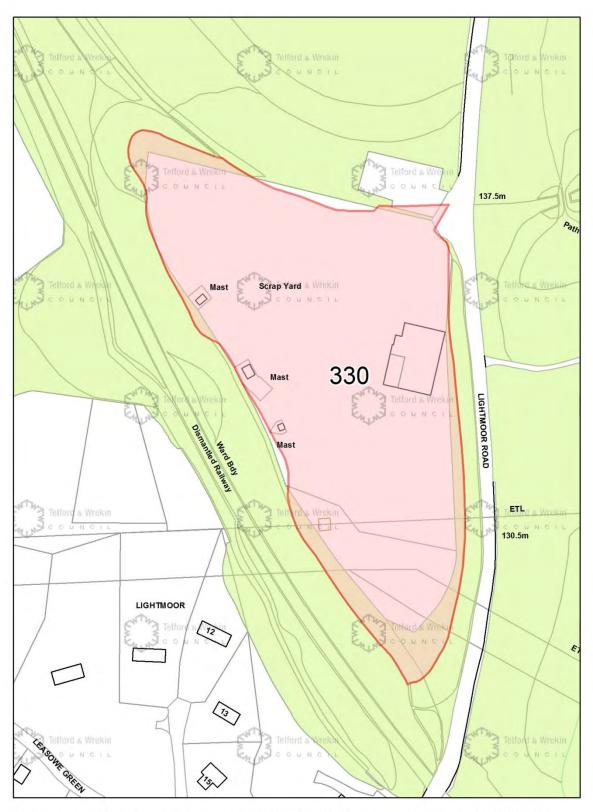
| Site Ref | 330 | Site Name | Land north of Scrap Yard, South Dawley |
|-----------|-------------|------------|--|
| Site Size | 1.417 Ha | Settlement | Telford |
| PDL | BR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | The site is adjacent a proposed Local nature reserve and a Local Wildlife Site |
| considerations | |
| Physical constraints | Mineshafts |
| Potential Impacts | Site is currently used as a scrapyard and there are possible contamination |
| | issues |
| Amenity impacts | |
| Overall Suitability | The site is surrounded by Local Wildlife Sites and proposed local nature |
| | reserve, mitigation provided through the Local Plan should ensure that there |
| | will be no significant negative effects. The site has three mine shafts on it |
| | which could possibly present instability issues on the site. Due to the site |
| | having a variety of industry on it the site will require remediation. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | | |
|---------------------|--|--|
| | | |
| Achievability Score | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|-----|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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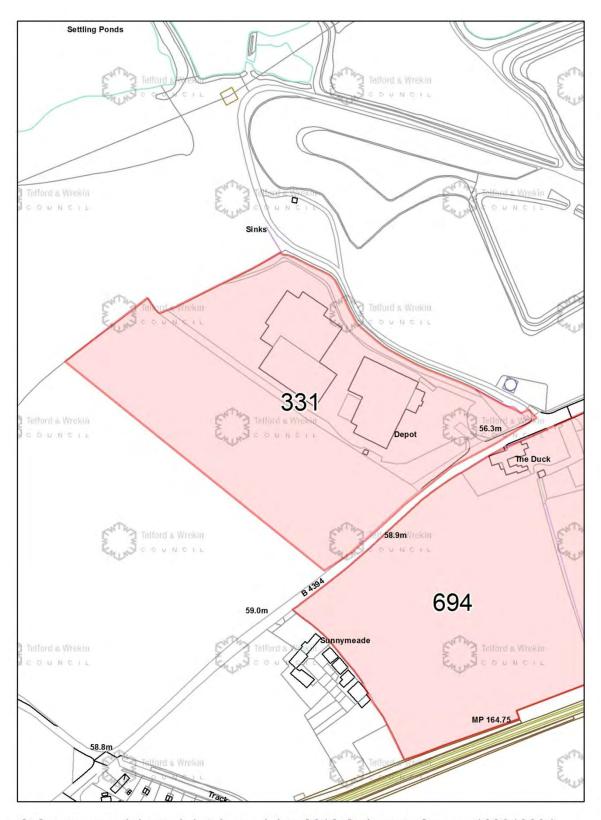
| Site Ref | 331 | Site Name | Area north west of Sugar Beet Factory |
|-----------|-------------|------------|---------------------------------------|
| Site Size | 4.556 Ha | Settlement | Open countryside |
| PDL | BR/GR | Comment | East of Walcot |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open countryside, Mineral Safeguarding |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguarding area any development may have to consider prior extraction. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

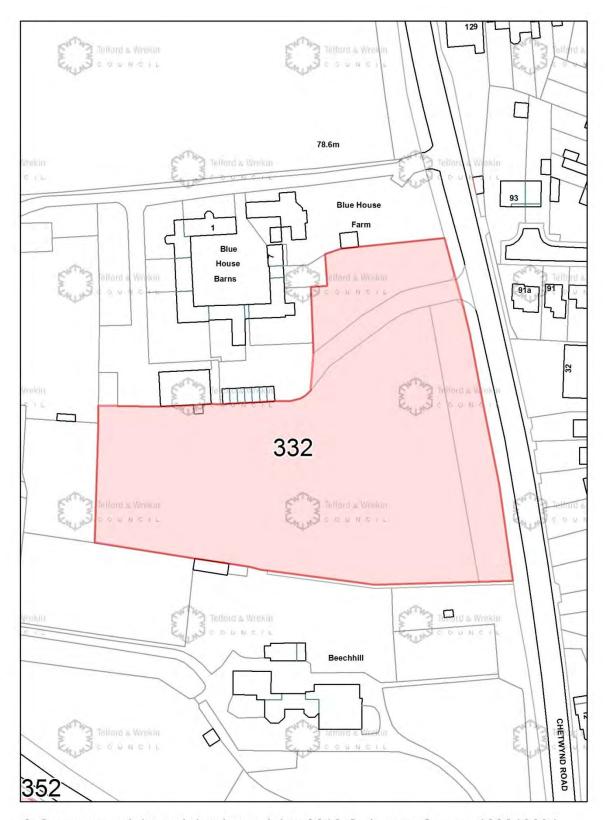
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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| Site Ref | 332 | Site Name | Land between Beech Hill and Blue House Barns, Chetwynd |
|-----------|-------|------------|--|
| | | | Road, Newport |
| Site Size | 1.107 | Settlement | Newport |
| | На | | |
| PDL | GR | Comment | Site now has planning permission reference TWC/2014/0115 |
| | | | for 19 dwellings, so no further assessment is required. |

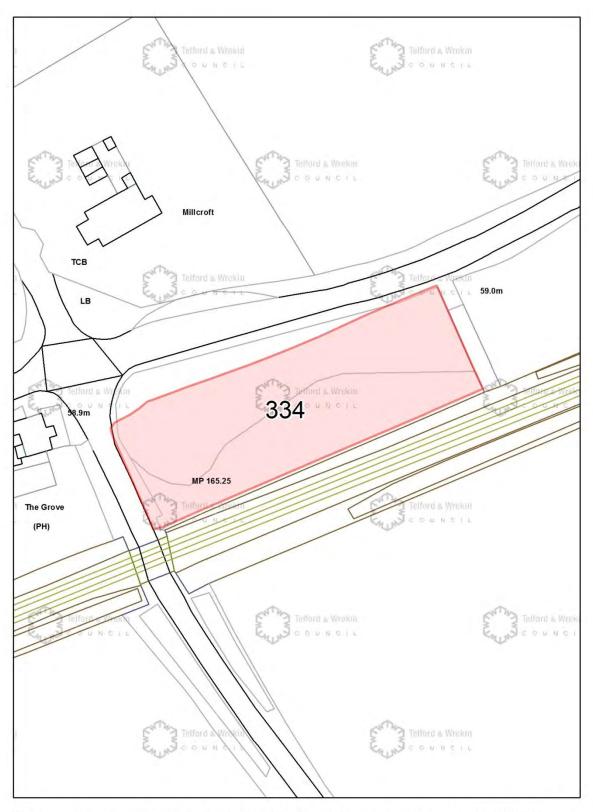
| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |
| - | | | | | | • | • |



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| Site Ref | 334 | Site Name | Land east of The Grove PH, Walcot |
|-----------|---------|------------|--|
| Site Size | 0.281ha | Settlement | Open countryside |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

| Suitability for | housing | | | | |
|------------------|----------------|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | S | | | | |
| Physical const | raints | | | | |
| Potential Impa | acts | | | | |
| Amenity impa | cts | | | | |
| Overall Suitab | ility | | | | |
| Suitability Sco | re | | | | |
| | | | | | |
| | | | | | |
| Availability | | | | | |
| | | | | | |
| Availability Sco | ore | | | | |
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| Achievability | | | | | |
| | | T | | | |
| Achievability : | Score | | | | |
| | | | | | |
| | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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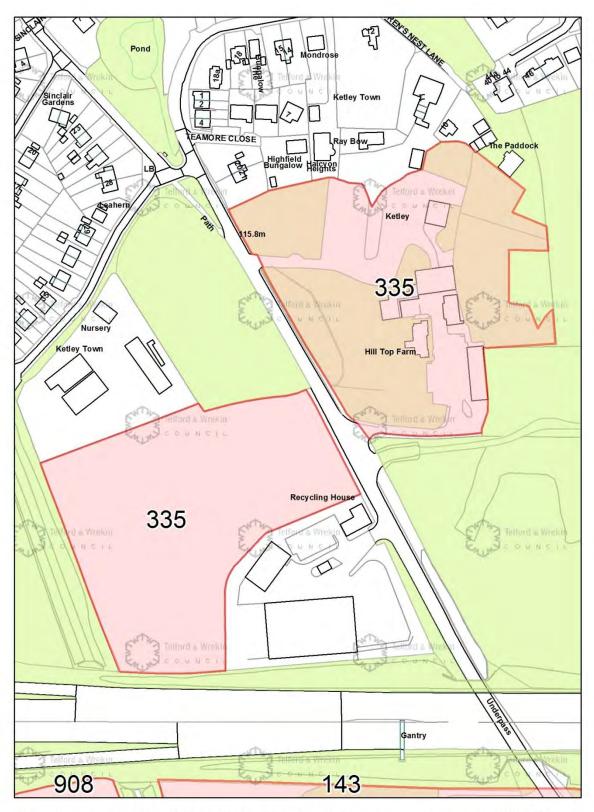
| Site Ref | 335 | Site Name | Land at Hill Top Farm, Rock Road, Ketley Town |
|-----------|-------------|------------|---|
| Site Size | 3.809 ha | Settlement | Telford |
| PDL | BR/GR | Comment | |

| Suitability for housing | Suitability for housing | | | | | | |
|-------------------------|--|--|--|--|--|--|--|
| Location | Telford urban area | | | | | | |
| Policy | Part of the site is Green Network | | | | | | |
| considerations | | | | | | | |
| Physical constraints | Mineshafts, adjacent a former landfill site | | | | | | |
| Potential Impacts | Impact of and on M54 | | | | | | |
| Amenity impacts | | | | | | | |
| Overall Suitability | A large part of the site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the Green Network designation, or following a review of the local plan. The site is a former recycling centre and has mineshafts, is subject to ground contamination/land stability issues. | | | | | | |
| Suitability | Unsuitable | | | | | | |

| Availability | | | |
|--------------|--|-------|--|
| | | | |
| Availability | | _ | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

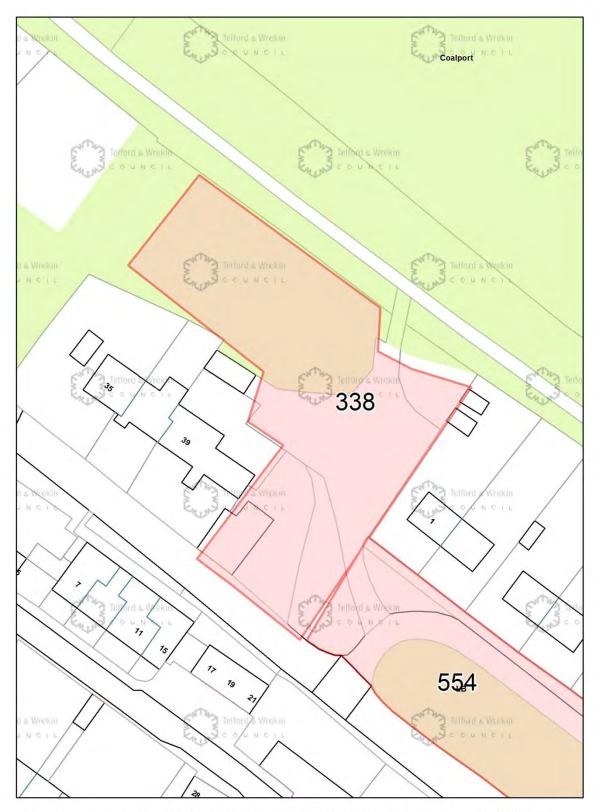
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|-----|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 338 | Site Name | Land at Riverside Avenue, Coalport |
|-----------|-------------|------------|--|
| Site Size | 0.198 ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

| Suitability for | housing | | | | | | |
|---------------------|----------------|---------------|---------|------|---|------------|---|
| Location | ino doming | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
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| A 1 . 1 .1 | | | | | | | |
| Achievability | | | | | | | |
| A = =:=:== =: :#::. | C | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| Estimated site | doncity and ti | meframe for d | olivory | | | | |
| Developable | density and ti | Net site area | elivery | | | | |
| area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | arc | Ι | 11 years + | l |
| (dwellings) | o s years | | 0 10 yc | 2013 | | TI years ? | |
| Comment | | I | | | 1 | | 1 |



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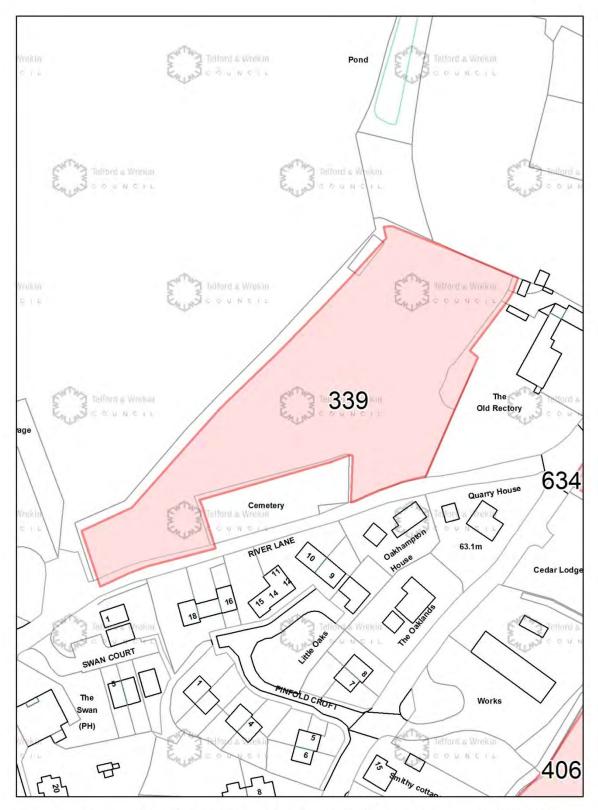
| Site Ref | 339 | Site Name | Land adj to Cemetery, Waters Upton | |
|----------------------|-----------|------------|---|---|
| | | | | |
| Site Size | 0.689 | Settlement | Rural settlement | |
| | На | | | |
| PDL | | Comment | Site has planning permission for seven dwellings (outline | |
| | | | application W2008/0619 with reserved matters approved i | |
| | | | February 2016 (TWC/2014/0888). It has therefore not bee | n |
| | | | assessed further. | |
| | | | | |
| Suitability fo | r housing | | | |
| Location | Housing | | | |
| Policy | | | | |
| consideratio | ns | | | |
| Physical con | | | | |
| Potential Im | | | | |
| Amenity imp | | | | |
| Overall Suita | | | | |
| Suitability | <u> </u> | | | |
| • | | | | |
| | | | | |
| Availability | | | | |
| | | | | |
| Availability | | | | |
| | | | | |
| | | | | |
| Achievability | 1 | | | |
| | | | | |
| Achievability | 1 | | | |
| | | | | |
| Fating start of | to do:: | | an for delivery | |
| | | | ne for delivery | |
| Developable area (%) | | Net sit | ite area | |
| Density(dph | \ | | | |
| Density(upn |) | | | |

6-10 years

11 years +

Timeframe

(dwellings) Comment 0-5 years



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| Site Ref | 340 | Site Name | 17 Charlton Nursery |
|-----------|-------|------------|--|
| Site Size | 0.068 | Settlement | Telford |
| | На | | |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha. |

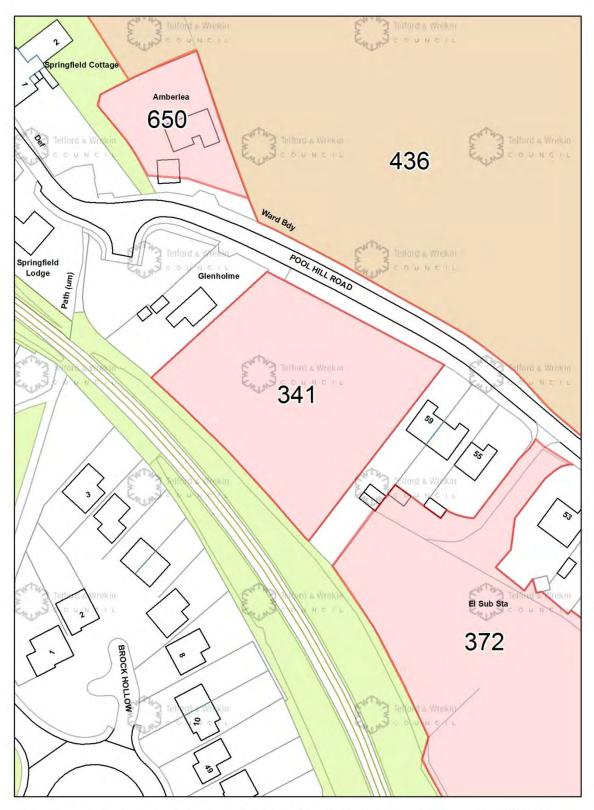
| Suitability for | housing | | | | |
|------------------|----------------|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | 5 | | | | |
| Physical const | raints | | | | |
| Potential Impa | acts | | | | |
| Amenity impa | cts | | | | |
| Overall Suitab | ility | | | | |
| Suitability Sco | re | | | | |
| | | | | | |
| | | | | | |
| Availability | | | | | |
| | | | | | |
| Availability Sco | ore | | | | |
| | | | | | |
| | | | | | |
| Achievability | | | | | |
| | | 1 | | | |
| Achievability : | Score | | | | |
| | | | | | |
| | | | | | |
| | density and ti | meframe for d | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 341 | Site Name | Site C, Pool Hill Road |
|-----------|-------|------------|--|
| Site Size | 0.268 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

| Suitability for | housing | | | | | | |
|------------------|----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| | - | Г | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | 1 | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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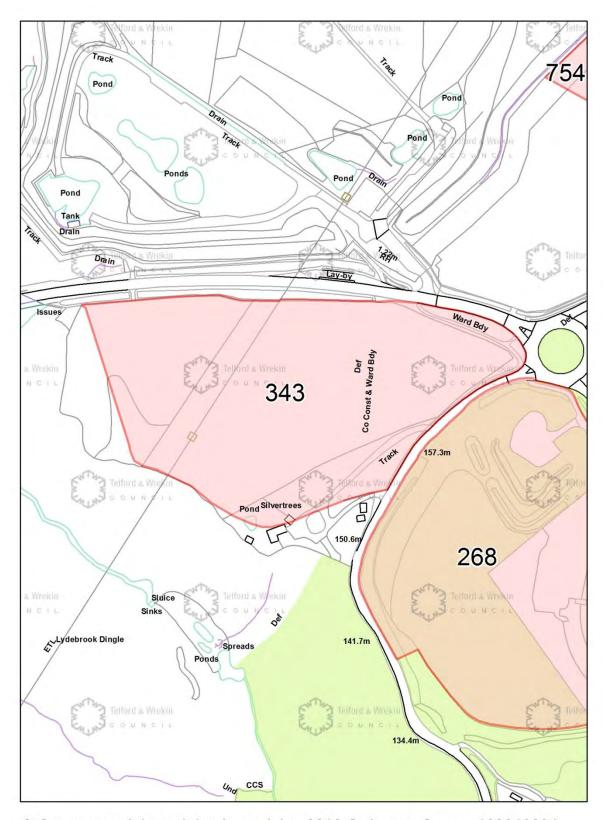
| Site Ref | 343 | Site Name | Land west of Jiggers Roundabout |
|-----------|-------------|------------|--|
| Site Size | 5.221 Ha | Settlement | Open countryside adjacent Telford built up area boundary |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Mineral safeguarding area |
| considerations | |
| Physical constraints | Adjacent ancient woodland, Site of Special Scientific Interest, local geological |
| | site and former landfill sites. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for |
| | development. The constraint could be removed by a change in planning policy |
| | during a plan review. Within a minerals safeguard area any development may |
| | have to consider prior extraction. Any scheme would need to mitigate the |
| | impacts from the former landfill. |
| Suitability | Unsuitable |

| Availability | |
|--------------|--|
| | |
| Availability | |

| Achievability | | | |
|---------------|--|--|--|
| | | | |
| Achievability | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|-----|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



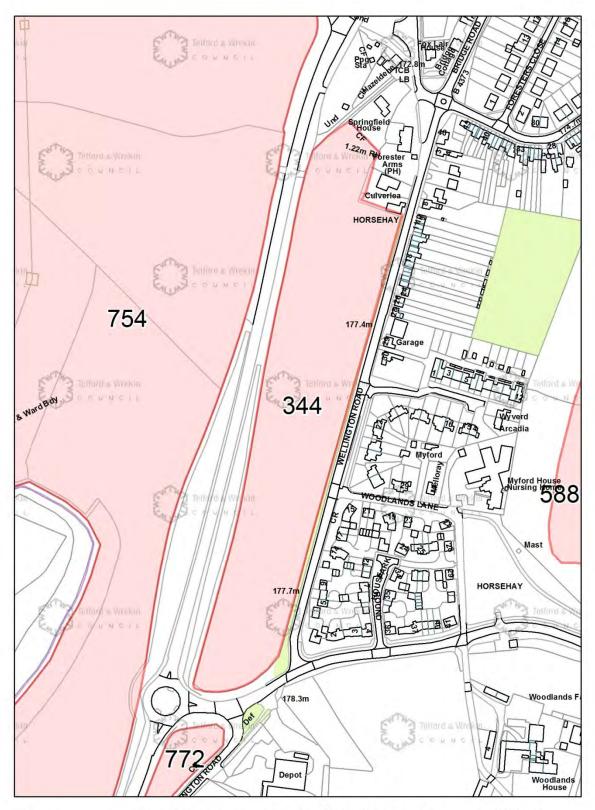
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| Site Ref | 344 | Site Name | Land at Wellington Road, Lightmoor |
|-----------|-------------|------------|------------------------------------|
| Site Size | 3.555 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | } |
|-------------------------|--|
| Location | Open countryside |
| Policy | Mineral safeguarding area |
| considerations | |
| Physical constraints | Mineshafts, 250 m buffer from a former landfill site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside it is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a mineral safeguard area any development may have to consider prior extraction. Any scheme would need to mitigate the impacts from the former landfill and land stability issues. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| <u> </u> | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|--------|------|---|---|------------|---|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | • | • | | _ |



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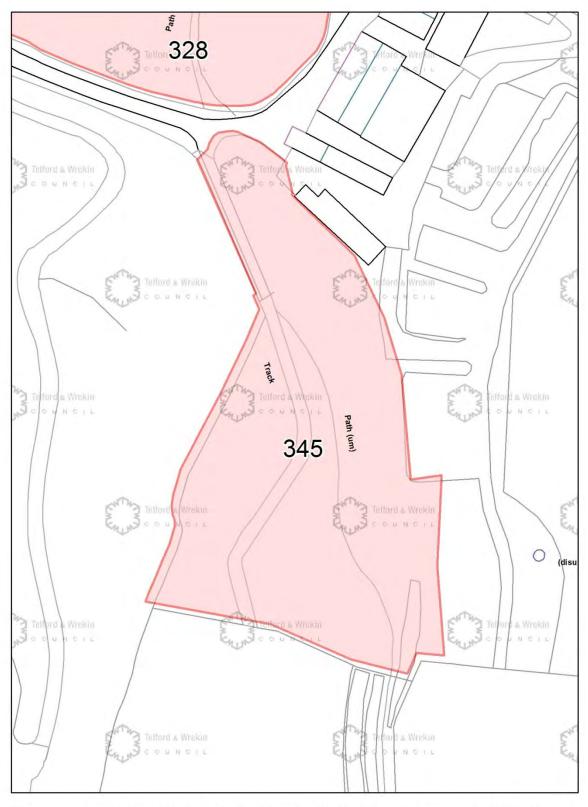
| Site Ref | 345 | Site Name | Land off Barracks Lane |
|-----------|-------------|------------|------------------------|
| Site Size | 0.624 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Close to Lilleshall |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Outside a named rural settlement; residential development in the rural area; |
| considerations | within a Mineral Safeguarding Area, Strategic Landscape |
| Physical constraints | Buffer of former landfill site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is on the edge of a suitable rural settlement, however in this location the plan only allows for small scale infill. Therefore this site does not appear as a suitable site. It is within a mineral safeguarding area and any development may have to consider prior extraction. Any scheme would need to mitigate the impacts from the former landfill. It is also in a strategic landscape |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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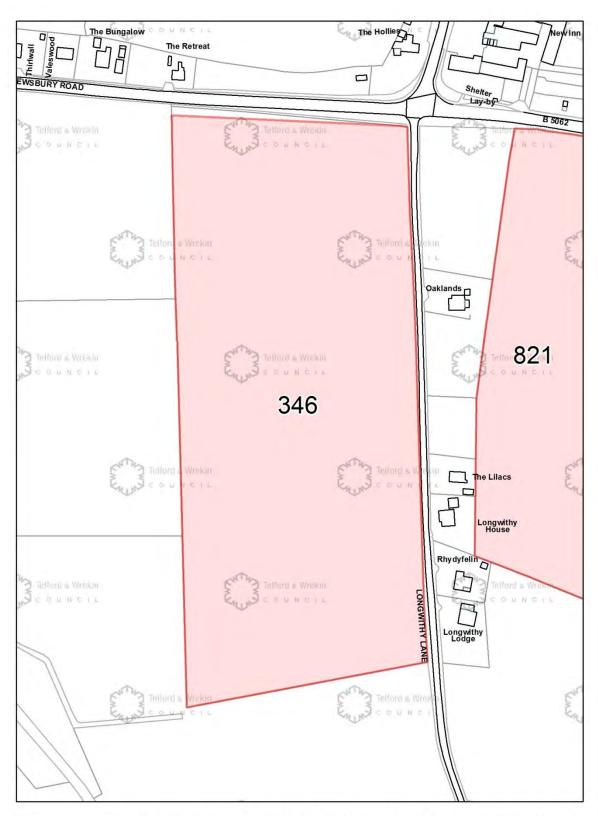
| Site Ref | 346 | Site Name | Land at Longwithy Lane, Edgmond |
|-----------|-------------|------------|---------------------------------|
| Site Size | 5.011 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open Countryside |
| Policy | Open countryside, mineral safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a greenfield site in agricultural use and in the open countryside, the site is not considered suitable. Within a mineral safeguard area any development may have to consider prior extraction. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | | | | |
|---------------------|--|---|---|--|
| | | _ | _ | |
| Achievability Score | | | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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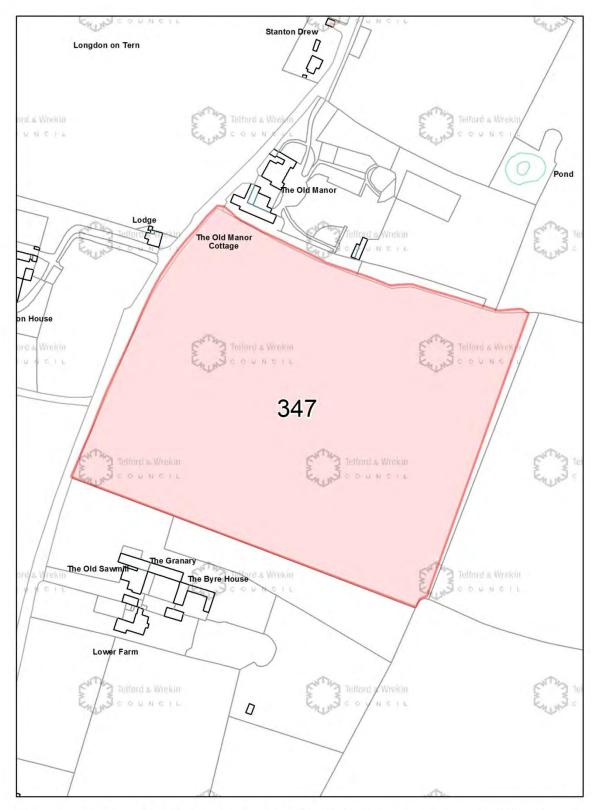
| Site Ref | 347 | Site Name | Site 148, The Old Manor Cottage, Longdon-on-Tern |
|-----------|-------------|------------|--|
| Site Size | 4.039 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Close to Longdon-on-Tern |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside and outside a suitable rural settlement, Mineral |
| considerations | Safeguarding area |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a greenfield site in agricultural use and in the open countryside, the site is not considered suitable. Within a mineral safeguard area any development may have to consider prior extraction. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | |
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| | | |
| Achievability | | |

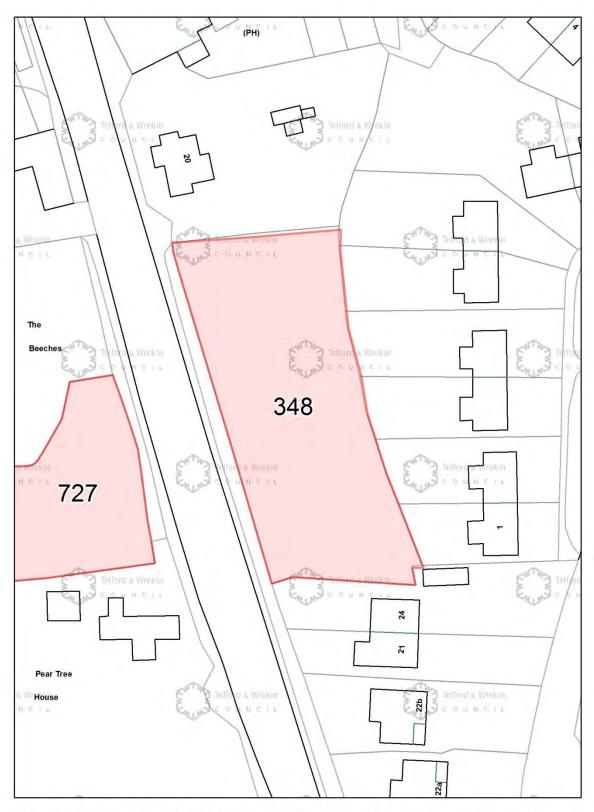
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 348 | Site Name | Land opposite The Beeches, Waters Upton |
|-----------|------|------------|--|
| | | | |
| Site Size | 0.16 | Settlement | Rural settlement |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha. |

| Suitability for | housing | | | | | | |
|------------------|----------------|---------------|---------|------|---|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | • | | | • | | • |



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| Site Ref | 349 | Site Name | Site 5, Shepherds Lane, Red Lake |
|-----------|-------------|------------|----------------------------------|
| Site Size | 0.597 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | Partly within a buffer of a landfill site. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
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| Availability | |
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| Achievability | |
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| Achievability | |

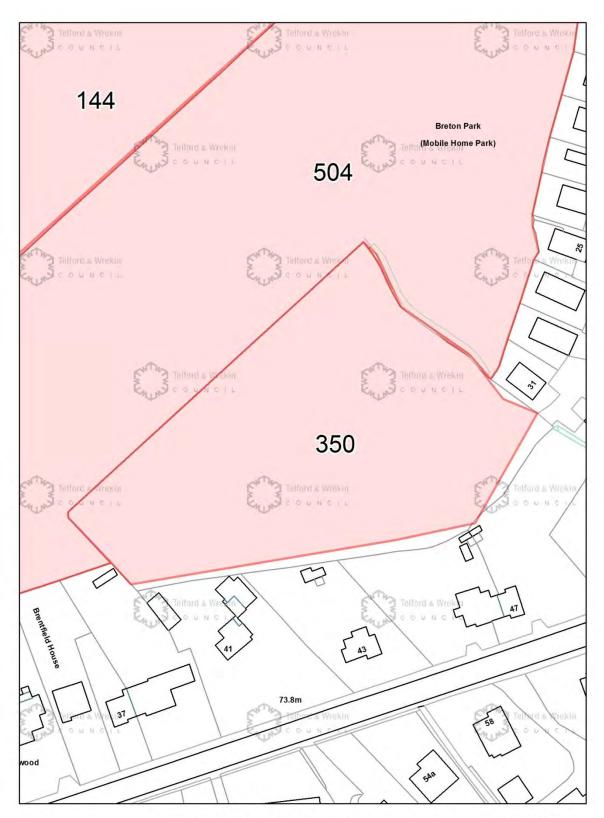
| Estimated site | density and ti | meframe for de | elivery | | | | |
|----------------|----------------|----------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | | | |



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| Site Ref | 350 | Site Name | Site 87, Barton Park Extension |
|-----------|-------------|------------|---|
| Site Size | 0.653 Ha | Settlement | Telford |
| PDL | BR | Comment | Site now has planning permission reference TWC/2014/0008 for 19 park homes. |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Availability |
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| Achievability |
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| Achievability |
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| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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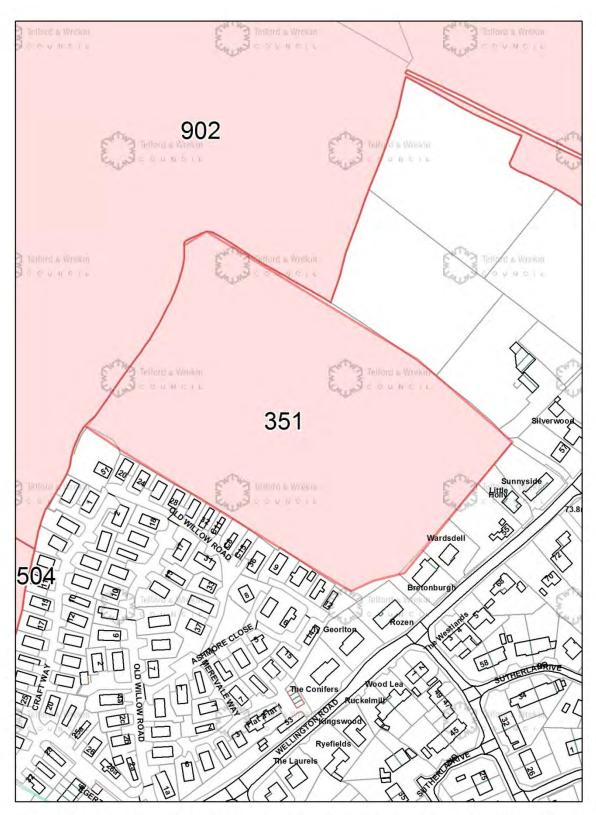
| Site Ref | 351 | Site Name | Site 88, Wellington Road, Donnington |
|-----------|-------------|------------|--------------------------------------|
| Site Size | 3.019 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside, Mineral Safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. |
| Suitability | Unsuitable |

| Availability | | | |
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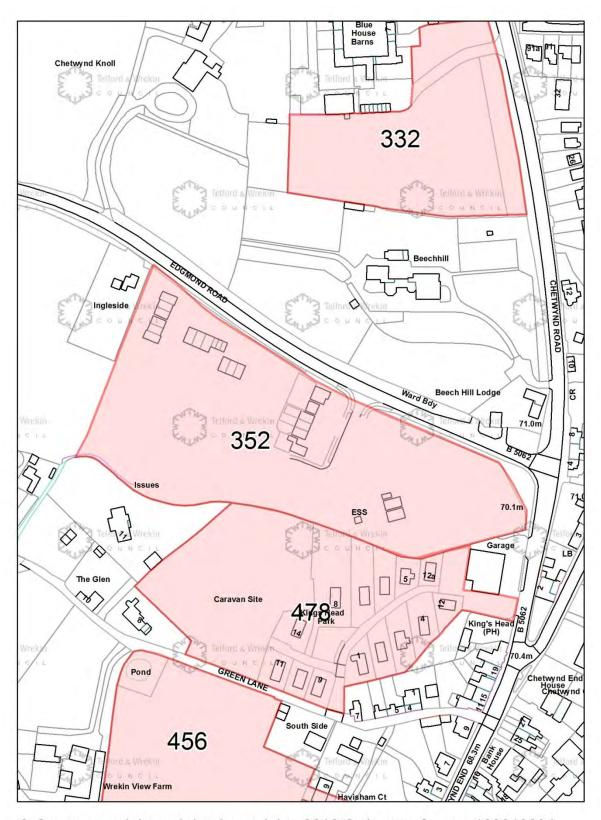
| Estimated site | density and ti | meframe for d | elivery | | | | |
|----------------|----------------|---------------|---------|-----|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 352 | Site Name | Site 34, Edgmond Road, Newport |
|-----------|-------------|------------|---|
| Site Size | 2.292 Ha | Settlement | Newport |
| PDL | GR | Comment | Site is part of planning permission reference TWC/2014/0401 for 85 dwellings, so no further assessment is required. |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Achievability |
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| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 353 | Site Name | Site 114, Rodington |
|-----------|-------------|------------|---|
| Site Size | 1.122 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | Site is part of planning permission reference TWC/2014/0484 for 14 dwellings, so no further assessment is required. |

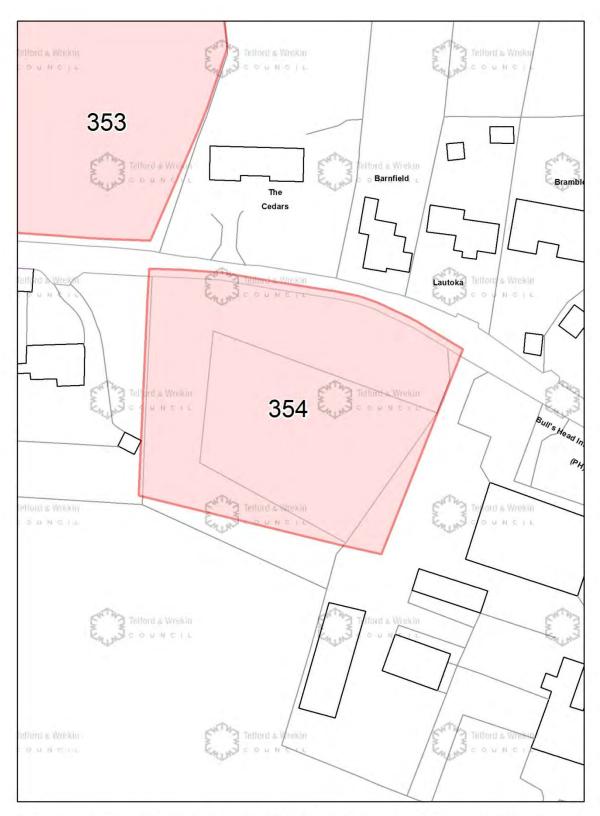
| Cocation Policy Considerations Physical constraints Potential Impacts Amenity impacts Constraints Cons |
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| Considerations Physical constraints Potential Impacts Amenity impacts |
| Physical constraints Potential Impacts Amenity impacts |
| Potential Impacts Amenity impacts |
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| Overall Suitability |
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| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Fimeframe 0-5 years 6-10 years 11 years + |
| dwellings) |
| Comment |



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| Site Ref | 354 | Site Name | Site 113, Rodington |
|-----------|-------------|------------|---|
| Site Size | 0.468 Ha | Settlement | Rural settlement |
| PDL | BR | Comment | Size of site below the threshold of 0.5Ha and no further site assessment is required. |

| Suitability for h | ousing | | | | | |
|-------------------|----------------|---------------|----------|----|------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical constr | aints | | | | | |
| Potential Impa | cts | | | | | |
| Amenity impac | ts | | | | | |
| Overall Suitabil | lity | | | | | |
| Suitability Scor | е | | | | | |
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| Availability | | | | | | |
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| Availability Sco | re | | | | | |
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| Achievability | | | | | | |
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| Achievability S | core | | | | | |
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| Estimated site | density and ti | meframe for d | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | rs | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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| Site Ref | 355 | Site Name | Land off Hartbridge Road, Oakengates |
|-----------|-------------|------------|--|
| Site Size | 1.891 Ha | Settlement | Telford |
| PDL | BR | Comment | Site is part of planning permission reference TWC/2011/0884 for 14 apartments (granted in May 2012) which has been implemented so no further assessment is required. |

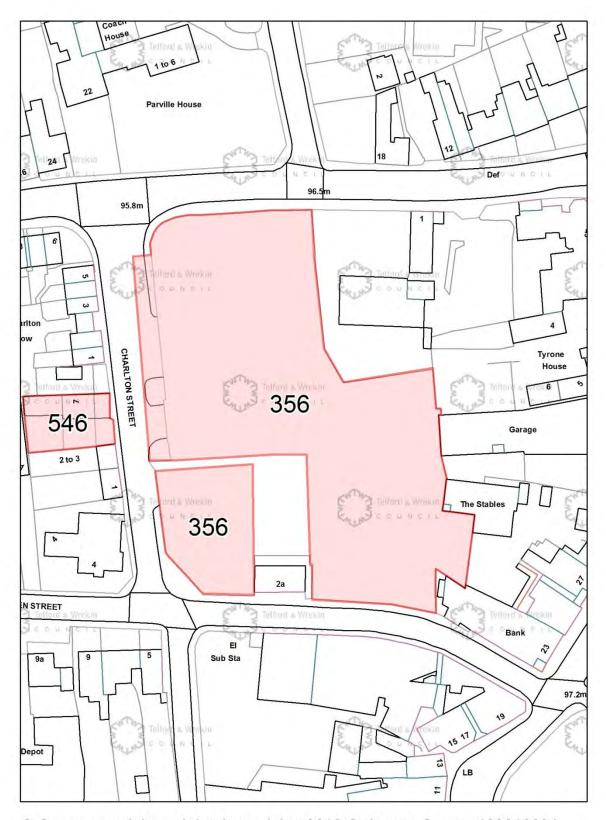
| Suitability for housing | | | | | | |
|------------------------------|----------------|---------|------|--|------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
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| Achievability |] | | | | | |
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| Estimated site density and t | meframe for de | elivery | | | | |
| Developable | Net site area | | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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| Site Ref | 356 | Site Name | Bus Depot, Vineyard Road |
|-----------|------------|------------|--|
| Site Size | 0.55 Ha | Settlement | Telford |
| PDL | BR | Comment | Site is part of planning permission reference TWC/2015/0143 for 19 dwellings and 12 flats and is under construction, so no further assessment is required. |

| Suitability for ho | ousing | | | | | |
|--------------------|-----------------|----------------|-----------|---|------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical constra | ints | | | | | |
| Potential Impact | ts | | | | | |
| Amenity impact | S | | | | | |
| Overall Suitabili | ty | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
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| Achievability | | | | | | |
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| Estimated site d | lensity and tir | neframe for de | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| | 0-5 years | | 6-10 year | S | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



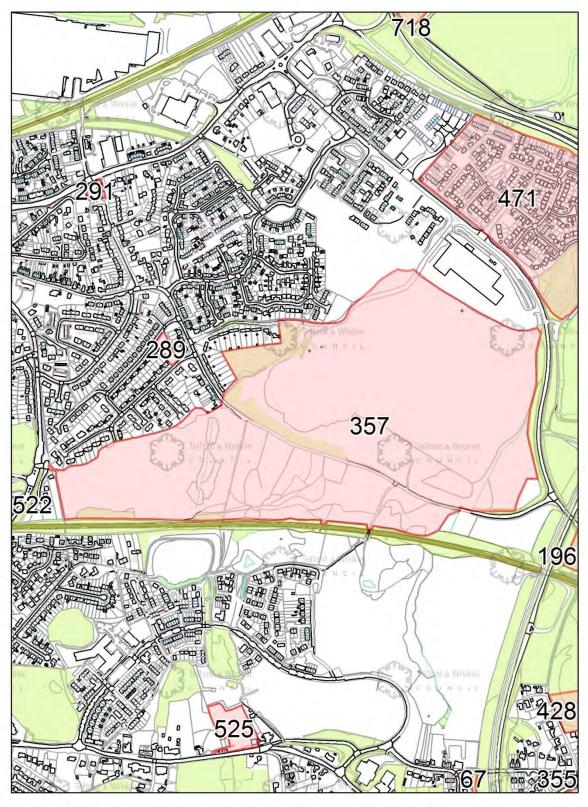
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| Site Ref | 357 | Site Name | Hadley Quarry |
|-----------|--------------|------------|---|
| Site Size | 32.777 Ha | Settlement | Telford |
| PDL | BR/GR | Comment | The south western part of the site was granted planning permission for 168 houses in 2011. However, development has not yet come forward. |

| Suitability for housing | 3 |
|-------------------------|---|
| Location | Telford urban area |
| Policy | Parts of the site have been variously designated as Green Network, Site of |
| considerations | Special Scientific Interest (SSSI), Local Geological Site |
| Physical constraints | Mineshafts, former landfill site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is a large operational quarry. Some parts of the sites are designated as green network, SSSI and local geological site, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the designations, or following a review of the local plan. Site is also subject to ground contamination/land stability issues. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| | |
| Achievability | |
| | |
| Achievability | |
| | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | • | | |



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| Site Ref | 360 | Site Name | Land at Rear of Bluebell Coppice |
|-----------|-------------|------------|--|
| Site Size | 0.422 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site is below the threshold of 0.5Ha and has planning permission TWC/2012/0655, so no further site assessment is required. |

| | | | | | - |
|-------------------|----------------|---------------|------------|------------|---|
| Suitability for h | nousing | | | | |
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constr | aints | | | | |
| Potential Impa | cts | | | | |
| Amenity impac | cts | | | | |
| Overall Suitabi | lity | | | | |
| Suitability Scor | ·e | | | | |
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| Availability | | | | | |
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| Availability Sco | ore | | | | |
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| Achievability | | | | | |
| | | | | | |
| Achievability S | Score | | | | |
| | | | | | |
| | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



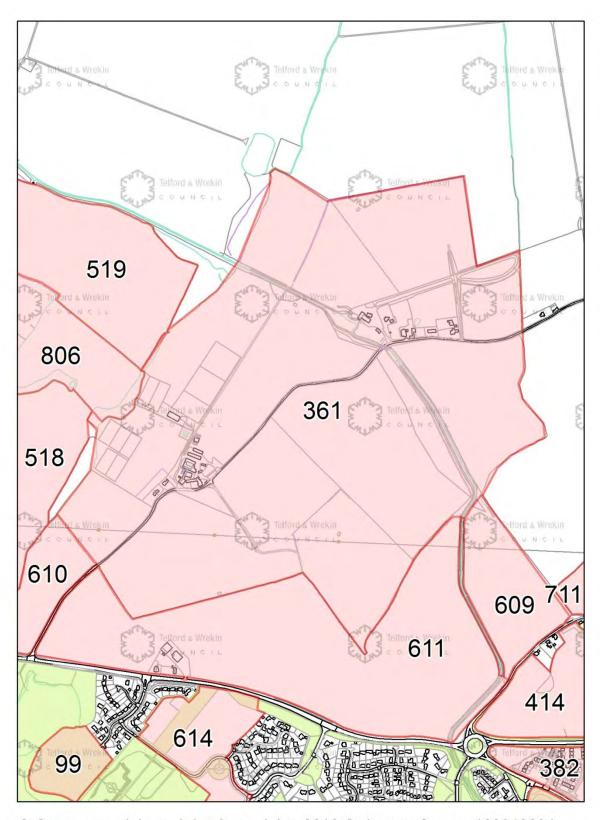
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| Site Ref | 361 | Site Name | Off Wappenshall Hadley extension |
|-----------|-------------|------------|----------------------------------|
| Site Size | 97,17 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open Countryside |
| Policy | Open Countryside, Strategic landscapes, Ancient Monument, Mineral |
| considerations | safeguarding areas, Listed buildings; Grade 2 agrichtural land. |
| Physical constraints | Flood zones |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is open countryside land with Grade 2 agricultural land classification, it is considered unsuitable. The constraint could be removed by a change in planning policy during a plan review. Within a mineral safeguard area any development may have to consider prior extraction. It is in flood zones with listed buildings, mitigation will be required. |
| Suitability | Unsuitable |

| Availability | |
|---------------|---|
| | |
| Availability | |
| | _ |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



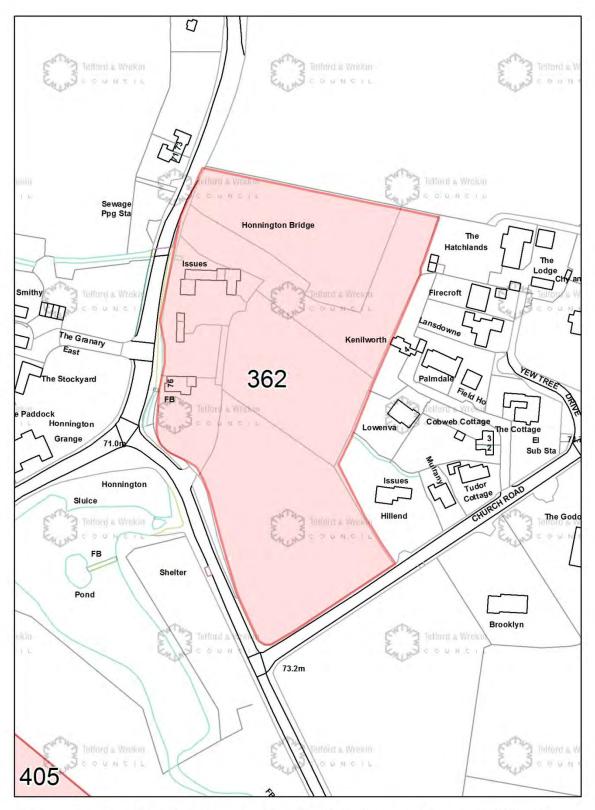
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| Site Ref | 362 | Site Name | Land at Honington Bridge, Lilleshall |
|-----------|-------------|------------|--------------------------------------|
| Site Size | 2.313 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Open countryside south of Lilleshall |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Residential development in the rural area, strategic landscape and part of the |
| considerations | site is in a mineral safeguarding area; Grade 2 and Grade 3 agricultural land. |
| Physical constraints | Flood zone 3 (part of site); oil pipeline through site; gas pipelines through |
| | edge of site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is on the edge of a suitable rural settlement and within a strategic landscape area. Therefore this site does not appear as a suitable site and a review of the Local Plan will be required. Within a mineral safeguarding area any development may have to consider prior extraction. There are flood zones and that cross the site. It is considered that the site is unsuitable without environmental improvements and mitigation. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
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| Availability | |
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| Achievability | |
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| Achievability | |
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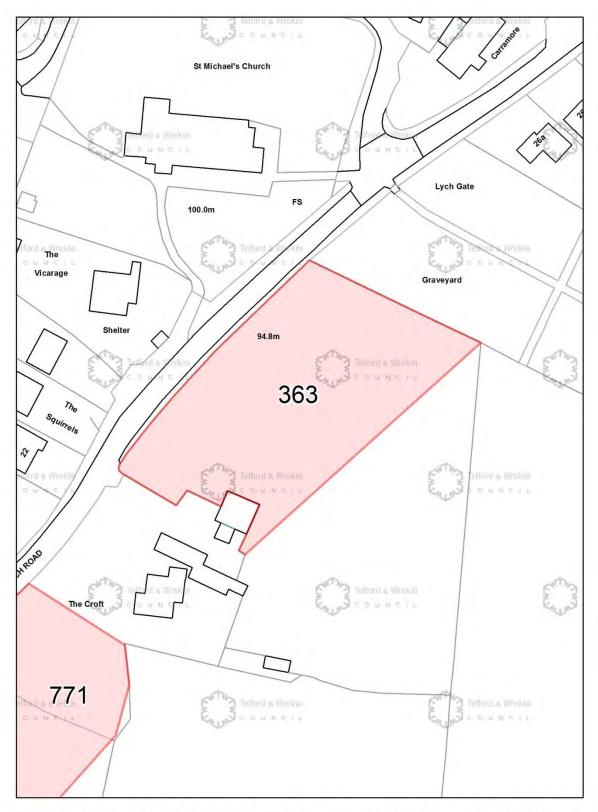
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Size 0.33 Settlement Rural settlement | Site Name Land at Church Road, Lilleshall |
|---|---|
| 1.14 | Settlement Rural settlement |
| PDL GR Comment Size of site is below the threshold of 0.5Ha, so no fassessment is required. | |

| Suitability for | housing | | | | | | |
|------------------|----------------|---------------|---------|-----|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
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| Achievability : | Score | | | | | | |
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| | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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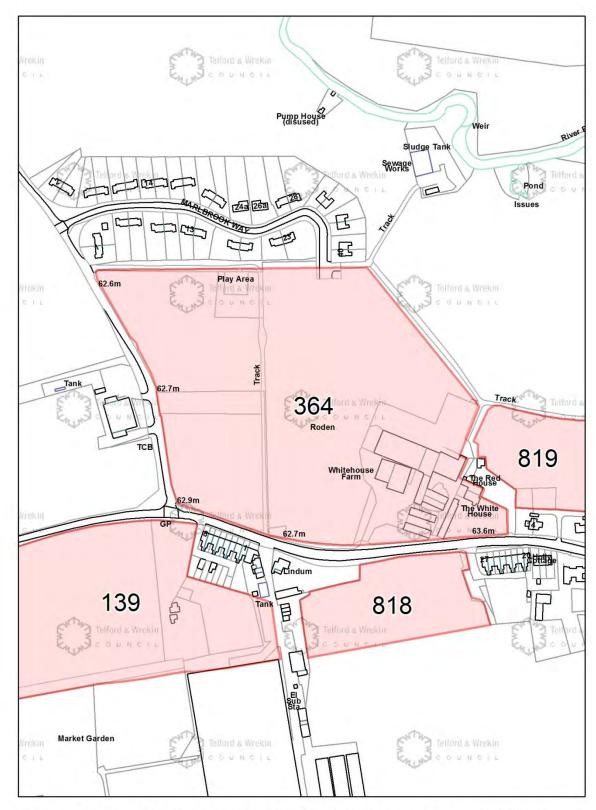
| Site Ref | 364 | Site Name | Whitehouse Farm, Roden |
|-----------|-------------|------------|------------------------|
| Site Size | 6.094 Ha | Settlement | Rural settlement |
| PDL | GR/BR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Edge of an unsuitable rural settlement |
| Policy | Open countryside, mineral safeguarding area |
| considerations | |
| Physical constraints | Historic lack of potable water |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is within an unsuitable rural settlement, the site is considered unsuitable. Within a mineral safeguard area any development may have to consider prior extraction. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | | |
|---------------------|--|--|
| | | |
| Achievability Score | | |

| Estimated site | density and ti | meframe for de | elivery | | | | |
|----------------|----------------|----------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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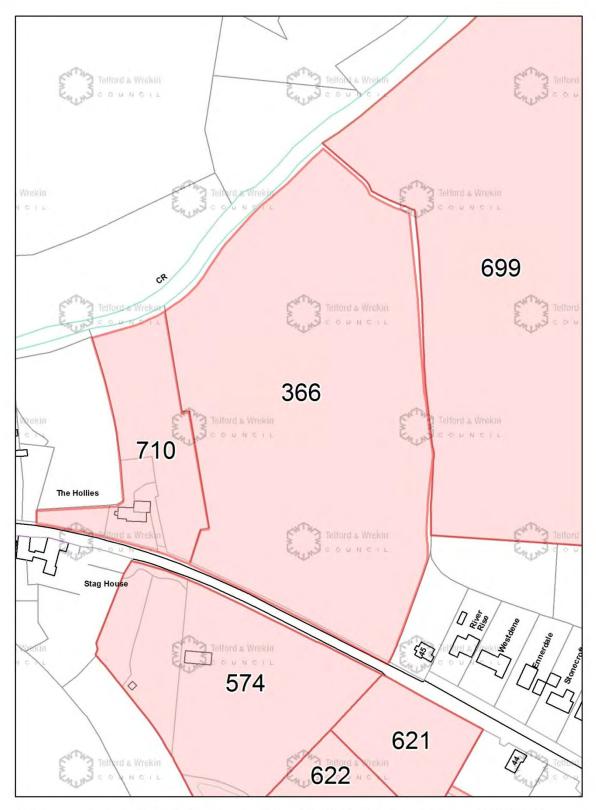
| Site Ref | 366 | Site Name | Land adjacent to Hollies Farm, Tibberton |
|-----------|------------|------------|--|
| Site Size | 2.63 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Open Countryside |
| Policy | Open Countryside, Minerals safeguarding area |
| considerations | |
| Physical constraints | Flood zones 2 and 3 on the northern part of the site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. Any scheme for development may require some environmental improvement and to mitigate the impact of the flood zones. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|-------|--|
| | | | |
| Availability | | _ | |

| Achievability | | | |
|---------------|--|--|--|
| | | | |
| Achievability | | | |

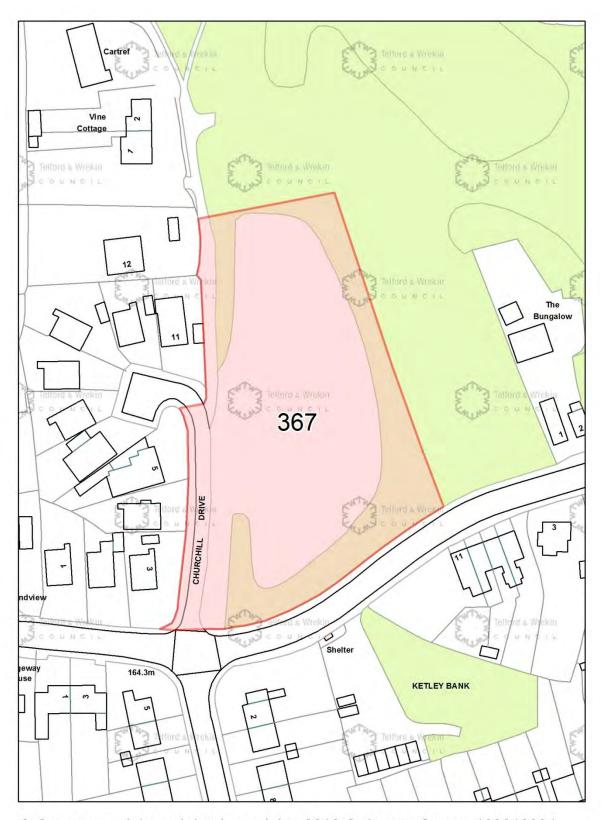
| Estimated site | density and ti | meframe for d | elivery | | | | | |
|----------------|----------------|---------------|---------|-----|---|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | • | • | | |



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| Site Ref | 367 | Site Name | Plot - Churchill Drive, Greyhound Hill, Ketley Bank |
|-----------|------------|------------|---|
| Site Size | 0.54 Ha | Settlement | Telford |
| PDL | GR | Comment | Site now has planning permission reference TWC/2013/0422 for 14 dwellings so no further assessment is required. |

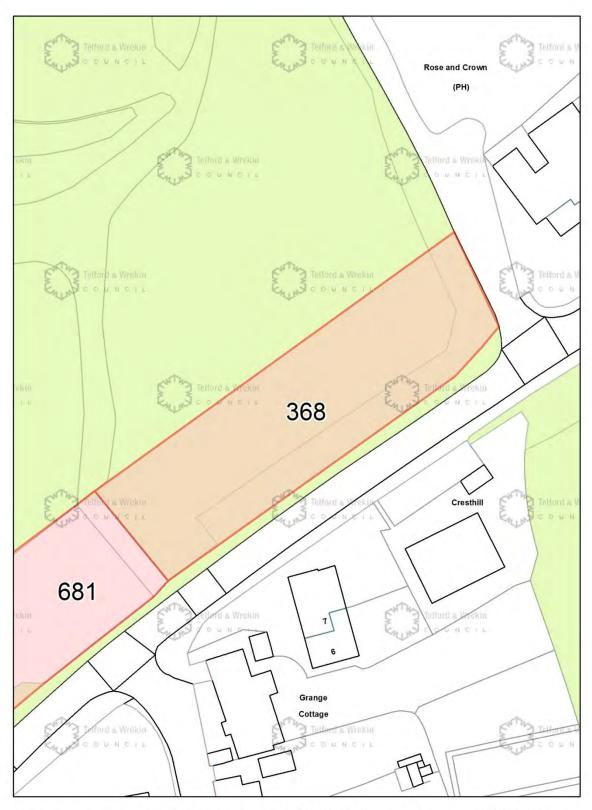
| Location |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
| |
| |
| Availability |
| |
| Availability |
| |
| |
| Achievability |
| |
| Achievability |
| |
| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 368 | Site Name | Land fronting Stirchley Road |
|-----------|-------------|------------|--|
| Site Size | 0.151 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site is below the threshold of 0.5Ha, so no further site assessment is required. |

| Suitability for | housing | | | | | | |
|------------------|----------------|----------------|----------|-----|---|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | - | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | _ | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 369 | Site Name | Plot 1 Muxton, Marshbrook Way, Donnington |
|-----------|-------------|------------|---|
| Site Size | 0.431 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site is below the threshold of 0.5Ha and has planning permission (TWC/2012/0408) for 12 dwellings, so no further site assessment is required. |

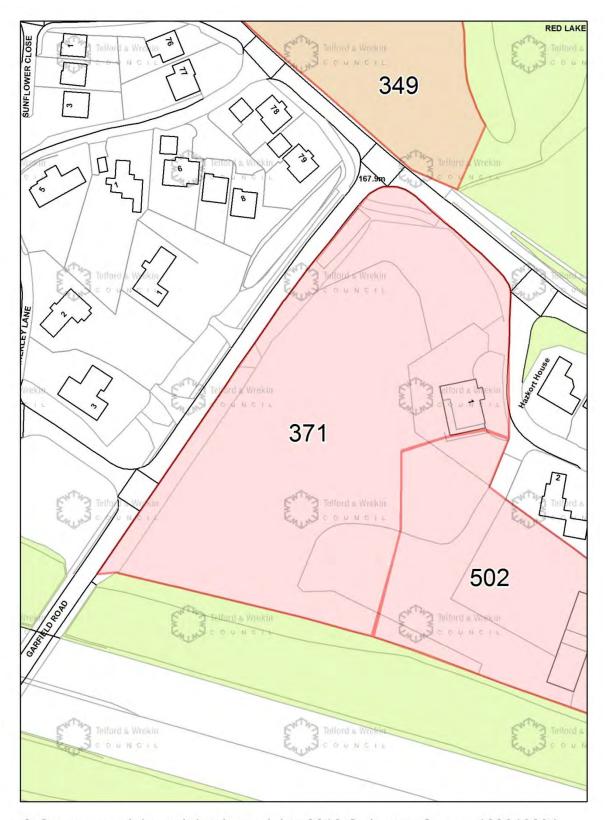
| Suitability for | housing | | | | | | |
|------------------|----------------|----------------|---------|------|------|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
| | | • | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | _ | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 371 | Site Name | Land off Garfield Road / Mossey Green |
|-----------|-------|------------|--|
| Site Size | 1.052 | Settlement | Telford |
| | На | | |
| PDL | BR/GR | Comment | Site now has planning permission TWC/2015/0369 – alongside |
| | | | site 502 - for 45 dwellings and has therefore not assessed |
| | | | further. |
| | | | |

| Suitability for | nousing | | | | | | |
|-----------------|--|----------------|----------|-----|---|------------|------|
| Location | Todam's | | | | | | |
| Policy | | | | | | | |
| considerations | 3 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | lity | | | | | | |
| Suitability | | | | | | | |
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| - | | | | | | | |
| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| Europe de de | de esta esta de la constanta | | - P | | | | |
| | density and ti | meframe for de | elivery | | ı | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | 0.5 | | C 10 | | | 11 | |
| Timeframe | 0-5 years | | 6-10 yea | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



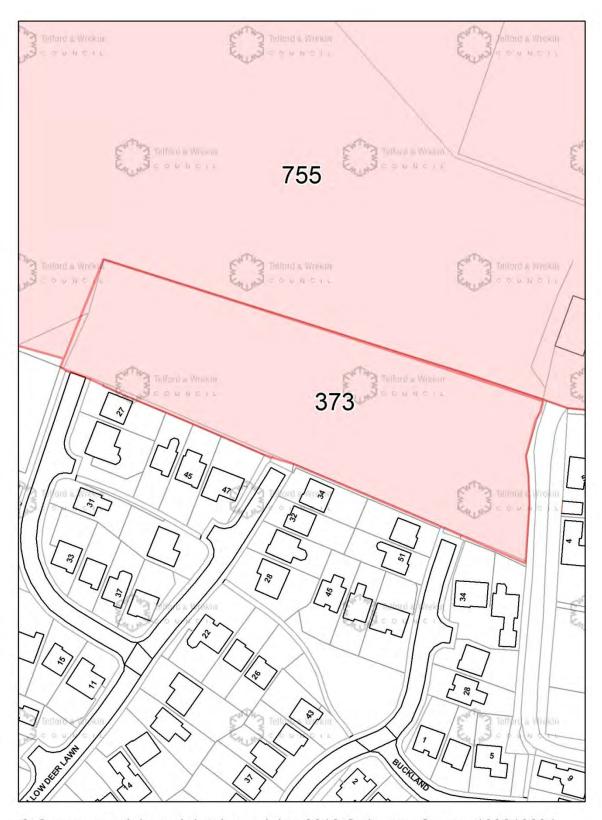
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| Site Ref | 373 | Site Name | Land south of Islington (old showground), Newport |
|-----------|-------------|------------|---|
| Site Size | 0.798 Ha | Settlement | Open countryside |
| PDL | GR | Comment | adjacent to Newport built up area |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open countryside, mineral safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguarding area any development may have to consider prior extraction. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable area (%) | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



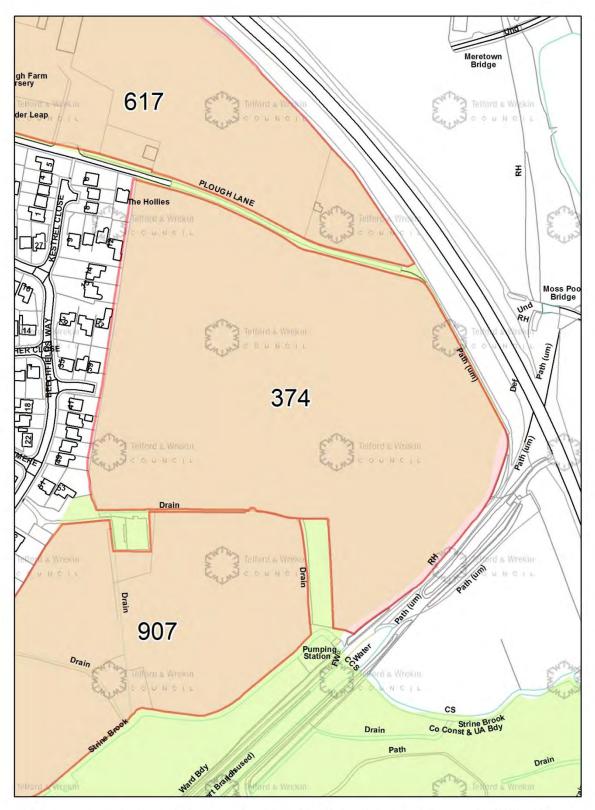
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| Site Ref | 374 | Site Name | Sites 42 &, Plough Farm and Nursery, Newport |
|-----------|---------|------------|--|
| Site Size | 6.073ha | Settlement | Newport |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Newport |
| Policy | Green Network |
| considerations | |
| Physical constraints | TPOs |
| Potential Impacts | Adjacent to Site of Special Scientific Interest |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. Scheme will need to consider TPOs on site and potential impacts to SSSI adjacent to the site. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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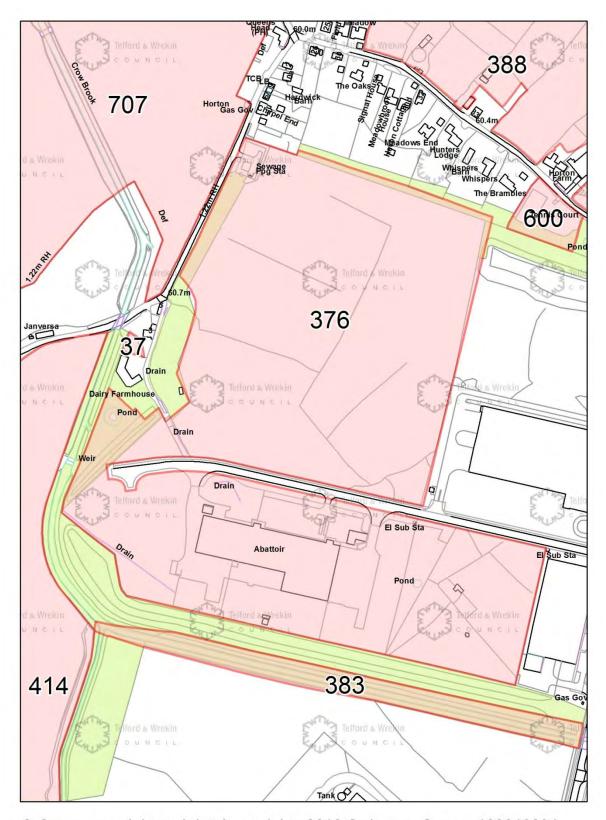
| Site Ref | 376 | Site Name | Site E N Hortonwood |
|-----------|--------------|------------|---------------------|
| Site Size | 17.485 Ha | Settlement | Telford |
| PDL | BR | Comment | |

| Suitability for housing | } |
|-------------------------|---|
| Location | Telford Urban Area |
| Policy | Strategic employment area, site is one of the proposed employment |
| considerations | allocations of the Local Plan – site E1. |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is within the protected strategic employment area and is a proposed employment allocation in the Local Plan and therefore the site is unlikely to be suitable for residential development. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | | |
|---------------|--|------|--|
| | | | |
| Achievability | | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



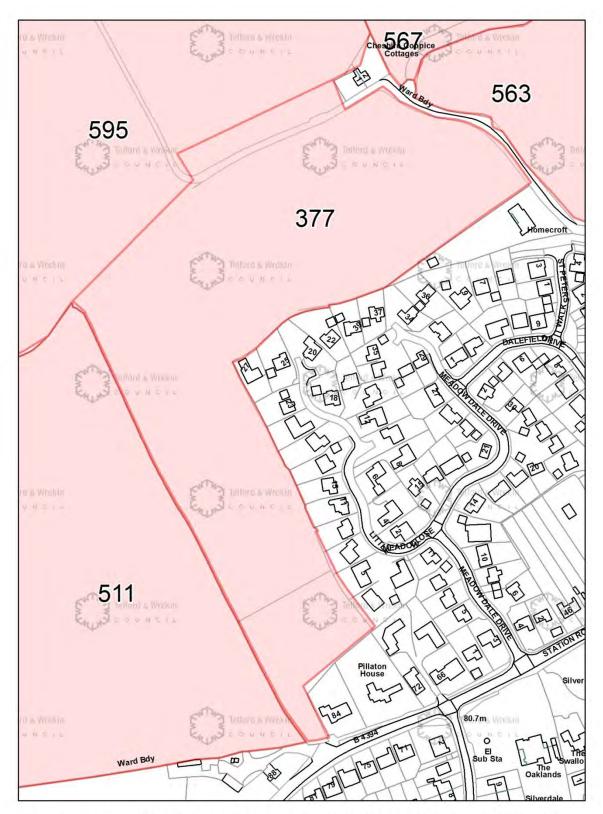
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| Site Ref | 377 | Site Name | Land at Admaston, Wellington |
|-----------|------------|------------|-------------------------------------|
| Site Size | 5.41 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Open countryside west of Wellington |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Mineral safeguarding area |
| considerations | |
| Physical constraints | Mineral consideration area. Parts of site are Grade 2 & 3 agricultural land. |
| Potential Impacts | Impact on open countryside |
| Amenity impacts | Potential traffic impacts arising from development of a large site on |
| | Admaston |
| Overall Suitability | Unsuitable extension into open countryside |
| Suitability | Unsuitable |

| Availability | |
|---------------|-------------|
| | |
| Availability | |
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| | |
| Achievability | |
| | |
| Achievability | |
| | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



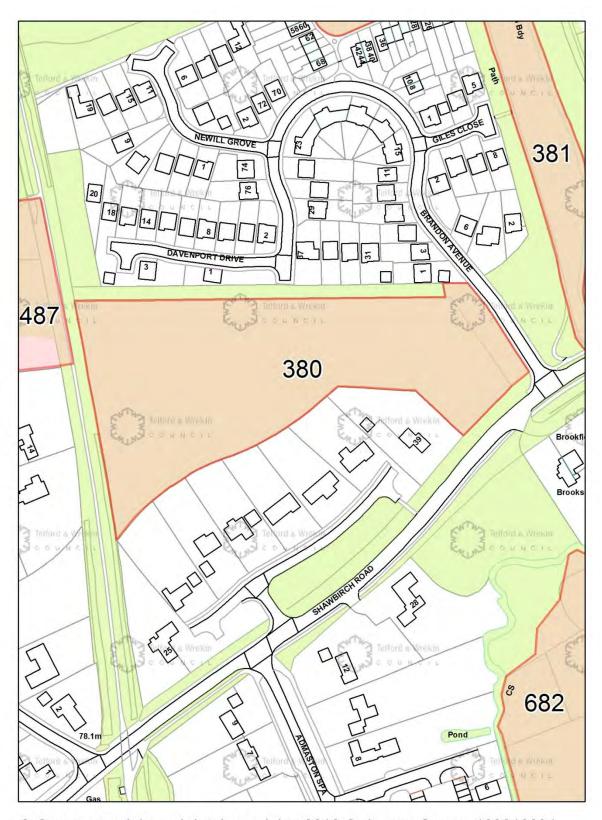
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| Site Ref | 380 | Site Name | Land West of Brandon Avenue |
|-----------|------------|------------|-----------------------------|
| Site Size | 1.59 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



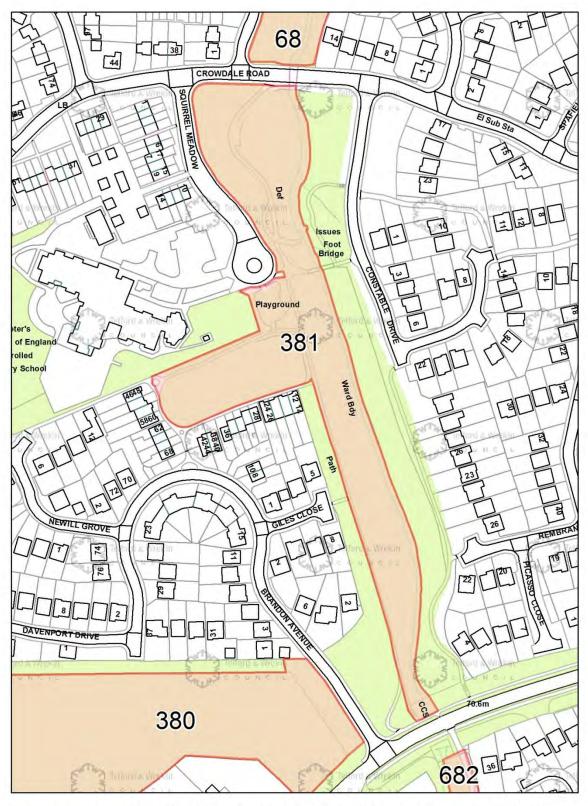
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| Site Ref | 381 | Site Name | Land South East of Squirrel Meadow |
|-----------|-------------|------------|------------------------------------|
| Site Size | 1.382 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | Flood zones |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. It is in flood zones and mitigation will be required. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| Achievability | |
| | |
| Achievability | |

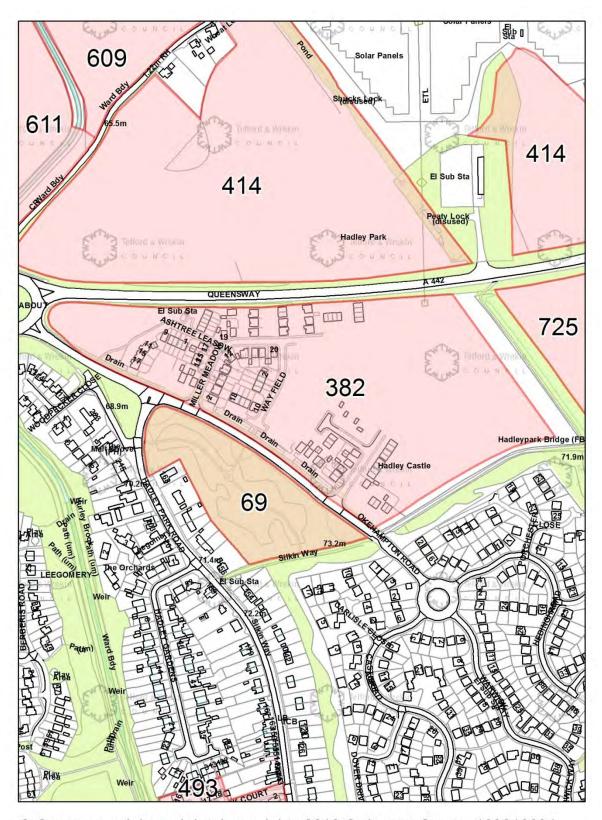
| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|--------|------|---|---|------------|---|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | • | • | | _ |



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| Site Ref | 382 | Site Name | Hadley Park West, Oakhampton Road |
|-----------|-------------|------------|--|
| Site Size | 6.967 Ha | Settlement | Telford |
| PDL | GR | Comment | Site has planning permission TWC/2013/1003 for 209 dwellings therefore not assessed further. |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
| |
| |
| Availability |
| |
| Availability |
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| Achievability |
| |
| Achievability |
| |
| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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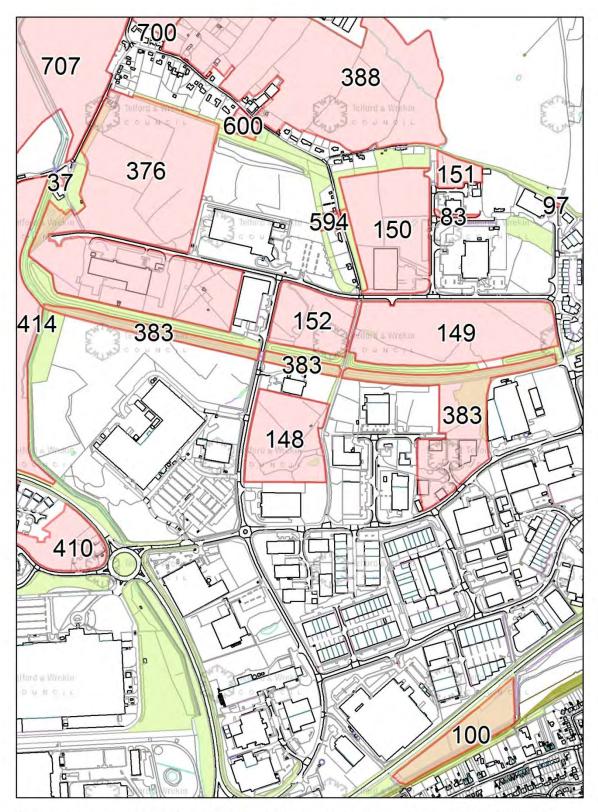
| Site Ref | 383 | Site Name | Land East of Hortonwood 30 |
|-----------|-------------|------------|----------------------------|
| Site Size | 6.677 Ha | Settlement | Telford |
| PDL | BR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford Urban Area |
| Policy | Strategic employment area, Green network |
| considerations | |
| Physical constraints | TPOs, Flood zones |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is within the protected strategic employment area and therefore the site is unlikely to be suitable for residential development. There are other constraints on the site that would need a sympathetic scheme to mitigate. Site is designated as green network, so development is not supported in principle and justification would be required to outweigh the green network designation, or following a review of the local plan |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

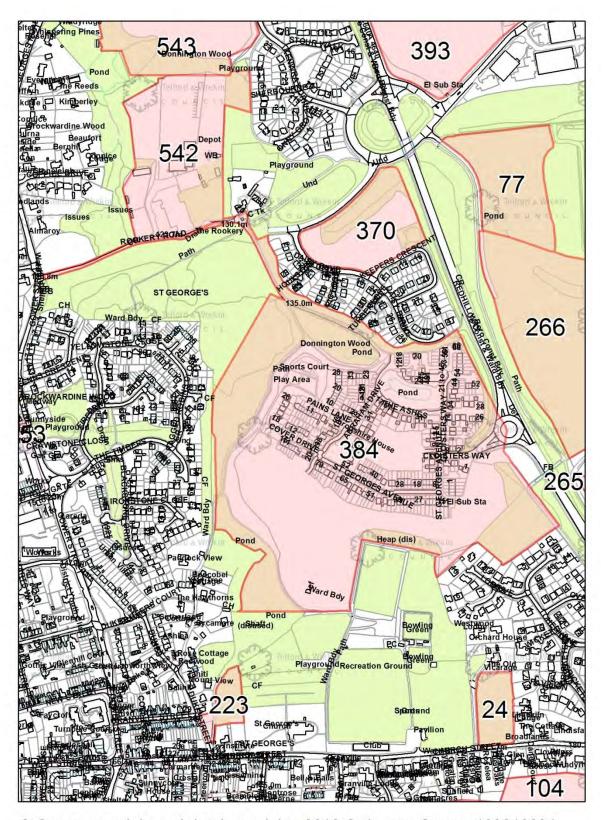
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 384 | Site Name | Land at Rookery Road, Oakengates |
|-----------|-------------|------------|--|
| Site Size | 17.64 Ha | Settlement | Telford |
| PDL | BR/GR | Comment | Site now has planning permission (original consent W2001/1316 renewed by TWC/2010/0722) and estate under construction. It has therefore not been assessed further. |
| | | | Construction. It has therefore not been assessed further. |

| - | | | | | | | |
|---|----------------|----------------|---------|------|--|------------|--|
| Suitability for | housing | | | | | | |
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| entropical dis | | | - P | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | 0.5 | | 6.40 | | | 44 | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 385 | Site Name | Land East of Lightmoor Road |
|-----------|-------------|------------|-----------------------------|
| Site Size | 2.677 Ha | Settlement | Telford |
| PDL | GR/BR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | The site is designated as Green Network, part of a Local Wildlife Site |
| considerations | |
| Physical constraints | Flood zones, Listed buildings, Buffer of a landfill site, Tree Preservation |
| | Orders |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in |
| | principle and justification would be required to outweigh the green network |
| | designation, or following a review of the local plan. There are other |
| | constraints on the site that would need a sympathetic scheme to mitigate. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | | | | | | | |
|---------------------|--|--|--|--|--|--|--|
| | | | | | | | |
| Achievability Score | | | | | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | • | | |



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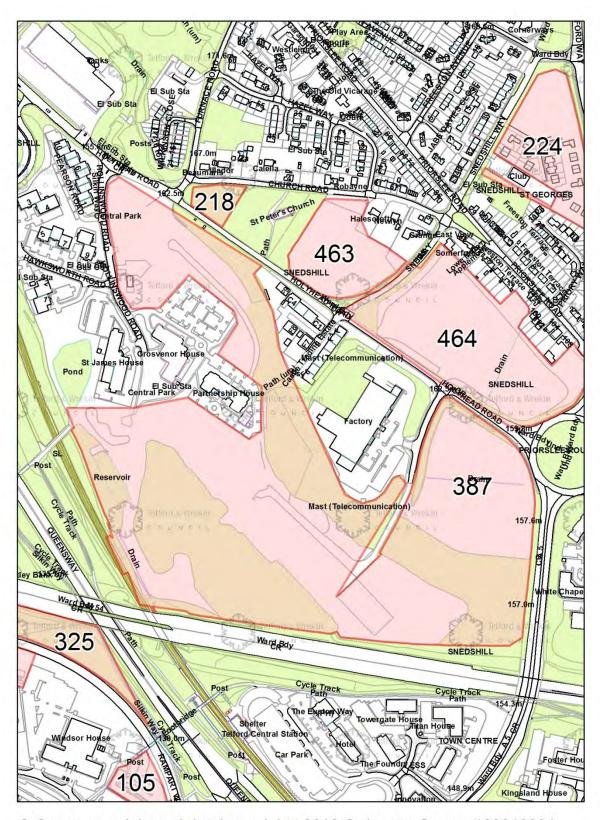
| Site Ref | 387 | Site Name | Central Park, Hollinswood Road, Snedshill |
|-----------|--------------|------------|---|
| Site Size | 17.031 Ha | Settlement | Telford |
| PDL | BR/GR | Comment | |

| Suitability for housing | } |
|-------------------------|---|
| Location | Telford Urban Area |
| Policy | Strategic employment area, site is part of a proposed employment allocation |
| considerations | of the Local Plan – site E17, Green network |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is within the protected strategic employment area and is part of a proposed employment allocation in the Local Plan and therefore the site is unlikely to be suitable for residential development. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



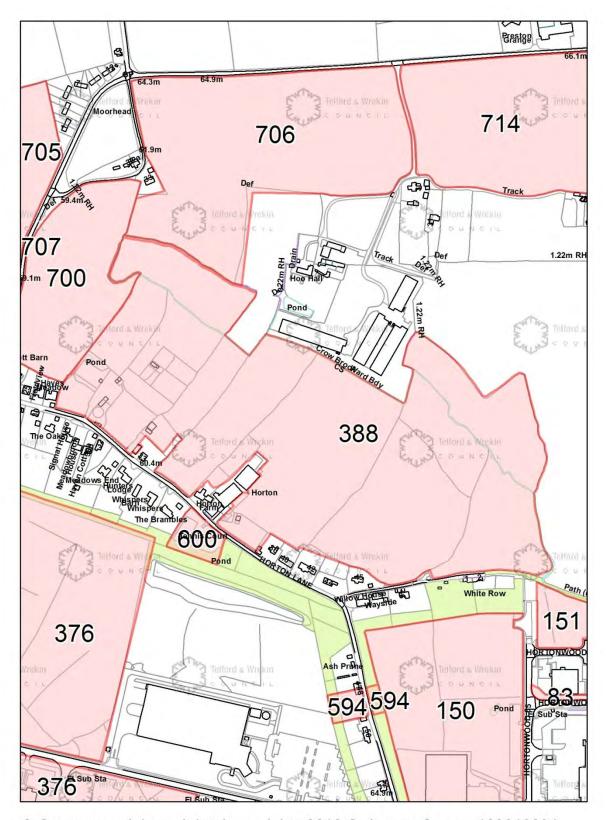
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| Site Ref | 388 | Site Name | Horton Farm |
|-----------|--------------|------------|--------------------------------------|
| Site Size | 17.487 Ha | Settlement | Open Countryside |
| PDL | GR/BR | Comment | On the edge of Telford built up area |

| Suitability for housing | } |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside, small parts of the site are in the built up areas of Telford. |
| considerations | |
| Physical constraints | Flood zones 2 and 3 |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside, it is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Any scheme for development may require some environmental improvement and to mitigate the impact of the flood zones. |
| Suitability | Unsuitable |

| Availability |
|---------------|
| |
| Availability |
| |
| |
| Achievability |
| |
| Achievability |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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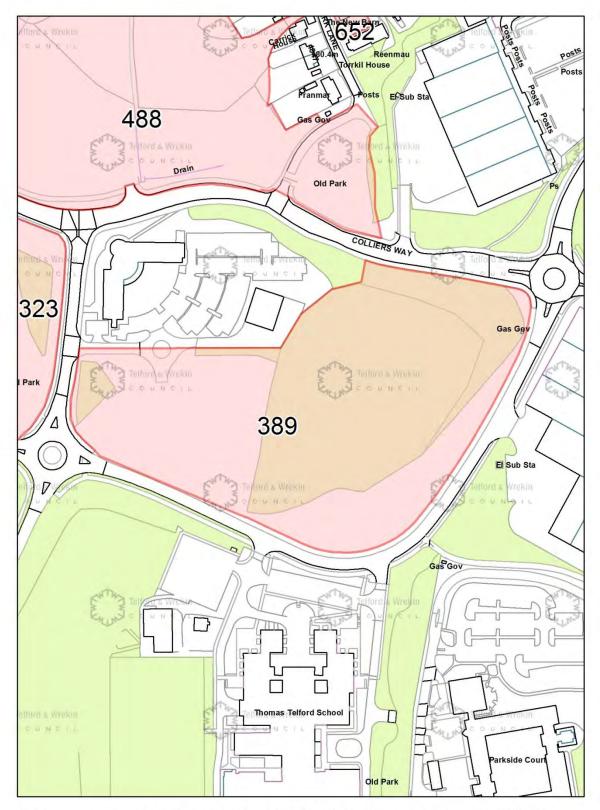
| Site Ref | 389 | Site Name | Old Park Mound |
|-----------|-------------|------------|----------------|
| Site Size | 3.739 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford Urban Area |
| Policy | Strategic employment area, site is part of a proposed employment allocation |
| considerations | of the Local Plan – site E18, Green Network (part) |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is within the protected strategic employment area and is part of a proposed employment allocation in the Local Plan and therefore the site is unlikely to be suitable for residential development. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



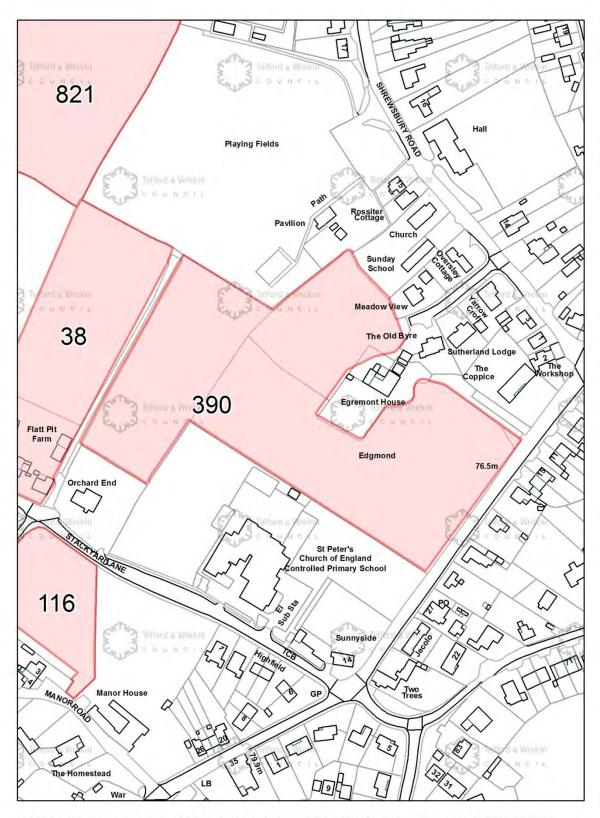
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| Site Ref | 390 | Site Name | Land off St Peters Primary School, Edgmond |
|-----------|---------|------------|--|
| Site Size | 2.434Ha | Settlement | Open countryside |
| PDL | GR | Comment | West of Edgmond village |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside. |
| Policy | Grade 2 agricultural land (part), Mineral Safeguarding Area, Conservation |
| considerations | area. |
| Physical constraints | |
| Potential Impacts | The site is adjacent to a listed building and is within a Conservation Area. |
| Amenity impacts | |
| Overall Suitability | Sensitive site (heritage constraints). Its loss for housing would represent the loss of best and most versatile agricultural land too. The site is in a minerals safeguarding area and extraction of the minerals may need consideration before any development takes place. |
| Suitability Score | Unsuitable |

| Availability | Availab |
|---------------------|---------|
| | |
| Availability Score | Availab |
| | |
| V-1-2 1-219 | A -1-1- |
| Achievability | Achieva |
| | |
| Achievability Score | Achieva |

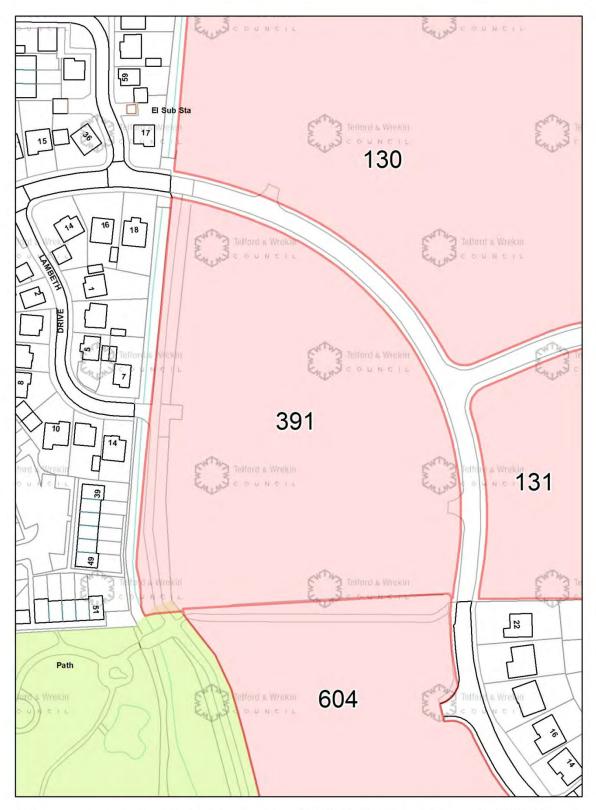
| Estimated site | ted site density and timeframe for delivery | | | | | | | |
|----------------------|---|---------------|--------|------|--|--|------------|--|
| Developable area (%) | | Net site area | (ha) | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 391 | Site Name | Priorslee E Phase III, Hereford Road, Priorslee |
|-----------|---------|------------|---|
| Site Size | 1.519Ha | Settlement | Telford |
| PDL | GR | Comment | Site now has planning permission reference TWC/2012/0530 therefore no further assessment is required. |

| 0 11 1 1111 6 1 | | | | | |
|--------------------|----------------|----------------|------------|------------|---|
| Suitability for he | ousing | | | | |
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constra | aints | | | | |
| Potential Impac | its | | | | |
| Amenity impact | ts | | | | |
| Overall Suitabili | ity | | | | |
| Suitability | | | | | |
| | | | | | |
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| Availability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
| | | | | | |
| | | | | | |
| Estimated site of | density and ti | meframe for de | elivery | | |
| Developable | - | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | • |
| | | | | | • |



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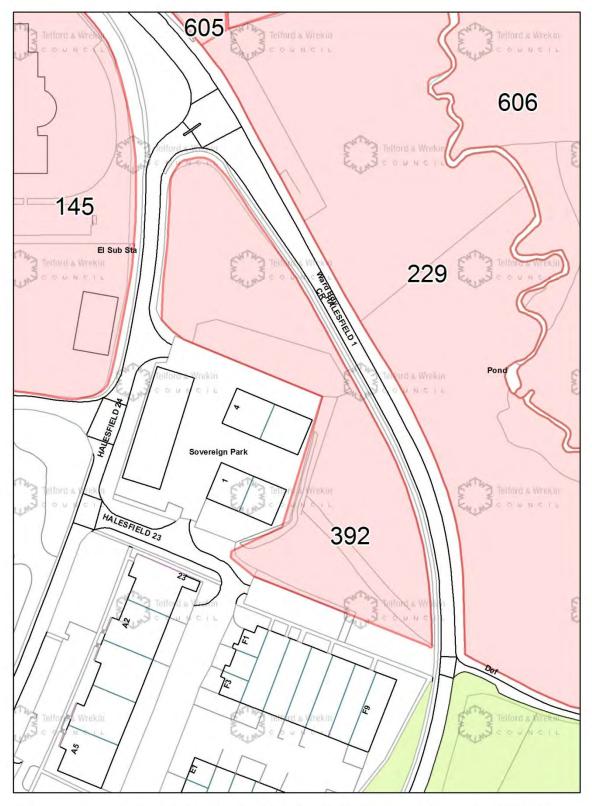
| Site Ref | 392 | Site Name | Plot 9 Halesfield |
|-----------|-------------|------------|-------------------|
| Site Size | 1.409 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford Urban Area |
| Policy | Strategic employment area, site is a proposed employment allocation of the |
| considerations | Local Plan – sites E22. |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is within the protected strategic employment area and has proposed employment allocations in the Draft Local Plan and therefore the site is unlikely to be suitable for residential development. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



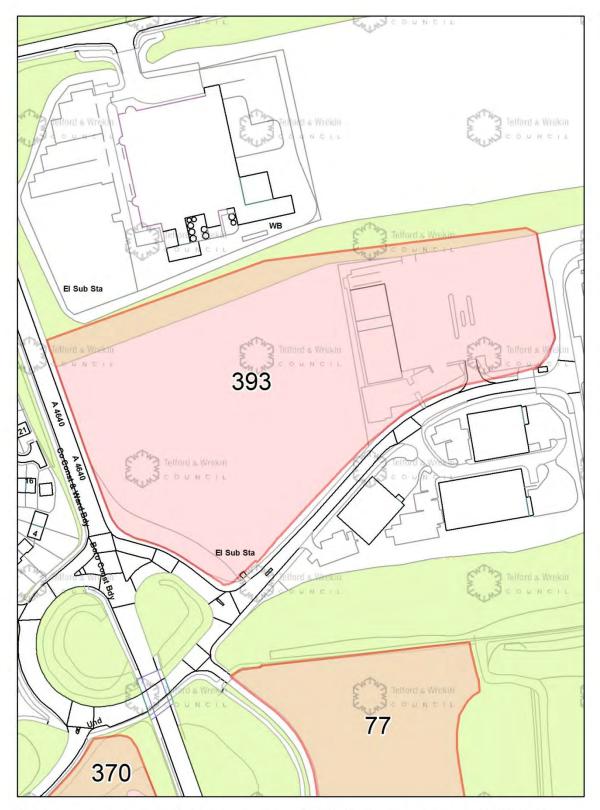
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| Site Ref | 393 | Site Name | Site 1 - D, South East of Granville Roundabout |
|-----------|-----------|------------|--|
| Site Size | 4.9 Ha | Settlement | Telford |
| PDL | BR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford Urban Area |
| Policy | Strategic employment area, part of the site is a proposed employment |
| considerations | allocation of the Local Plan – site E16, Green Network on northern edge of |
| | site |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is within the protected strategic employment area and is part of a proposed employment allocation in the Local Plan and therefore the site is unlikely to be suitable for residential development. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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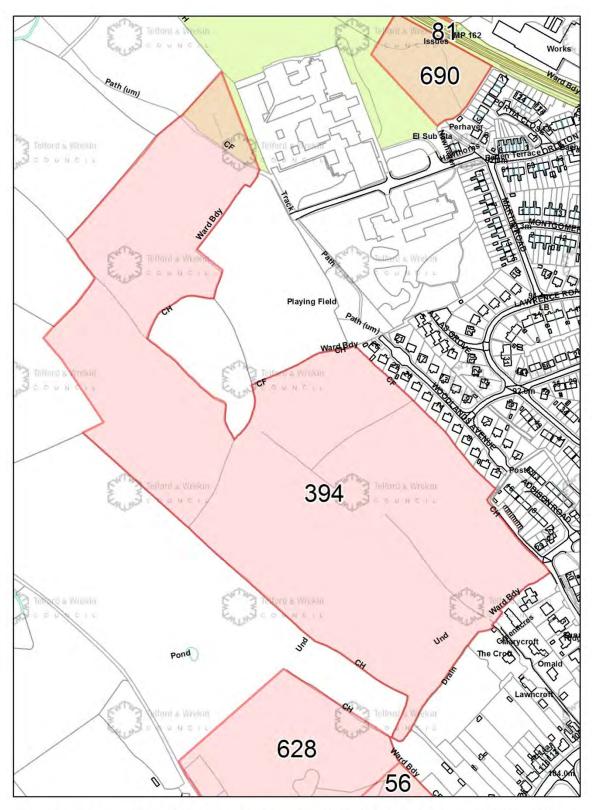
| Site Ref | 394 | Site Name | Land at Orleton Park School - 1 |
|-----------|--------------|------------|---------------------------------|
| Site Size | 12.919 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | Site to west of Wellington |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside, small part of the site is in the built up area of Telford. Close |
| considerations | to listed park |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy |
| | during a plan review. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | | |
|---------------|--|--|--|
| | | | |
| Achievability | | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



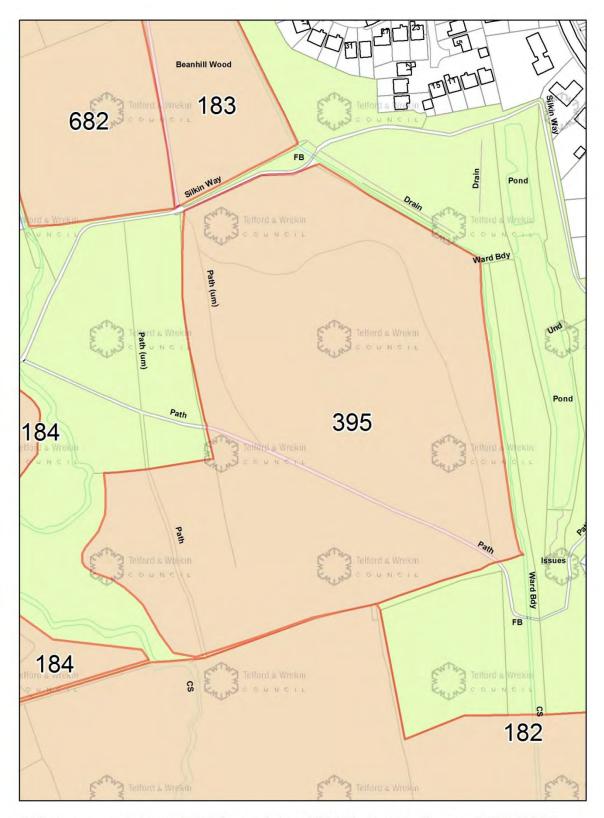
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| Site Ref | 395 | Site Name | land west of Wellington Road |
|-----------|-------------|------------|------------------------------|
| Site Size | 5.156 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | 3 | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Telford urban area | | | | | |
| Policy | Green Network, Proposed Local Nature Reserve | | | | | |
| considerations | | | | | | |
| Physical constraints | Adjacent a Local Wildlife Site, Flood Zones | | | | | |
| Potential Impacts | None known | | | | | |
| Amenity impacts | None known | | | | | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | | | |
|---------------|----------|--|--|
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| Availability | | | |
| , | <u> </u> | | |
| | | | |
| Achievability | | | |
| | | | |
| Achievability | | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



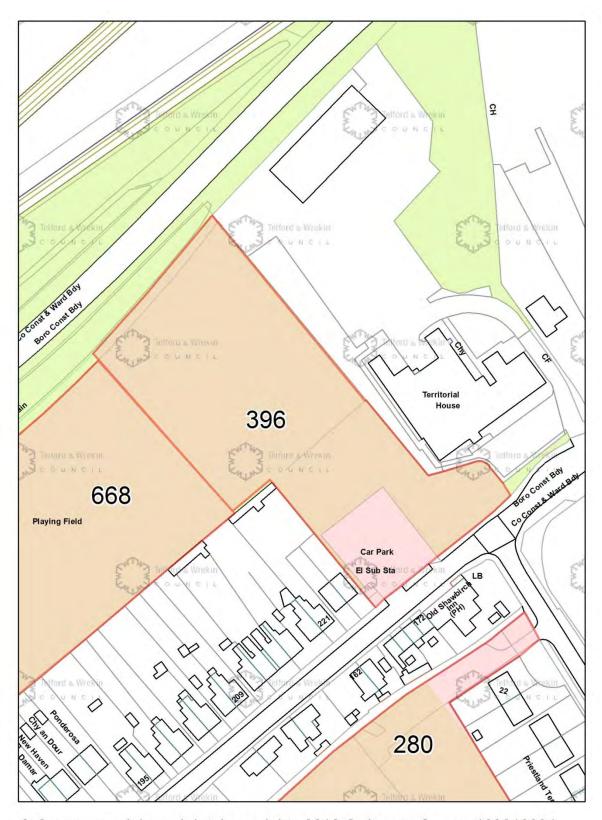
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| Site Ref | 396 | Site Name | Car Park off Trench Road |
|-----------|-------------|------------|--------------------------|
| Site Size | 0.694 Ha | Settlement | Telford |
| PDL | GR/BR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
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| Availability | |
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| Achievability | |
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| Achievability | |

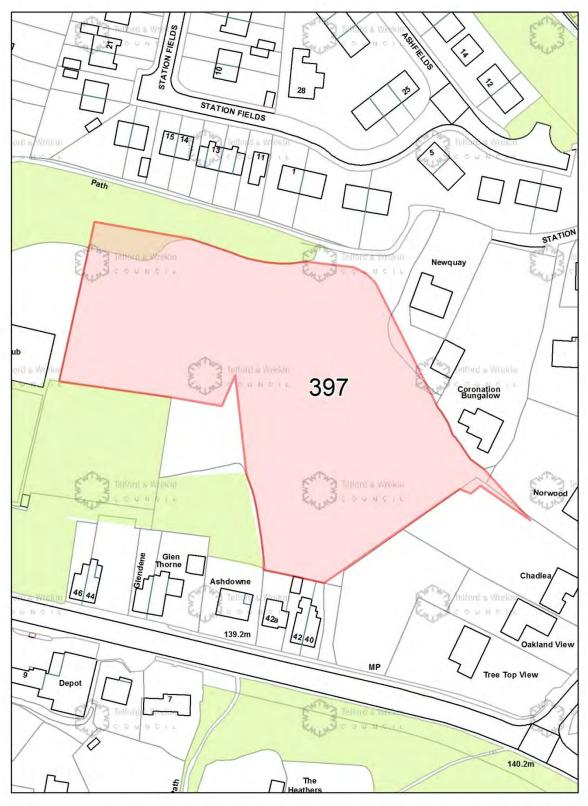
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| area (70) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 397 | Site Name | Land off Hoyhead Road |
|-----------|-------------|------------|---|
| Site Size | 0.875 Ha | Settlement | Telford |
| PDL | BR/GR | Comment | Large part of the site has planning permission TWC/2013/0995 for 38 dwellings and has therefore not assessed further. |

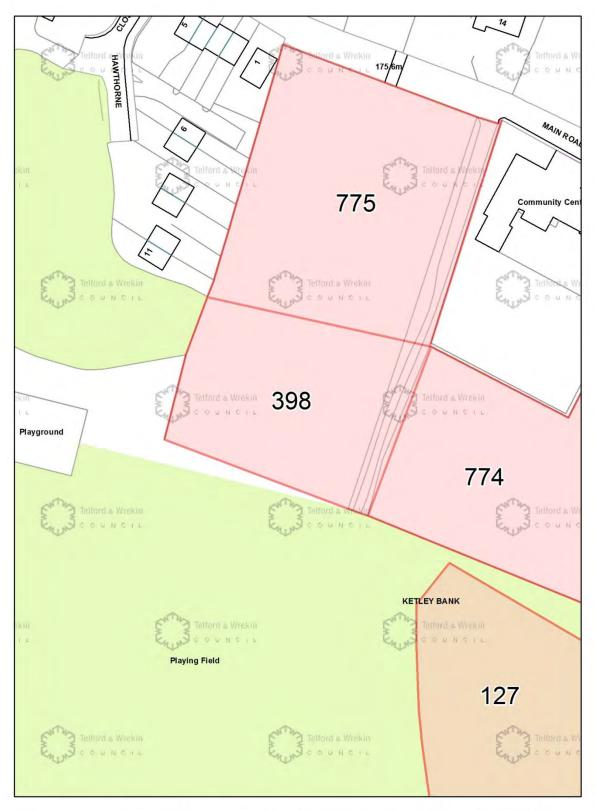
| Suitability for ho | ousing | | | | | | |
|--------------------|----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constra | ints | | | | | | |
| Potential Impact | ts | | | | | | |
| Amenity impacts | S | | | | | | |
| Overall Suitabilit | ty | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site d | ensity and tir | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| | O-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 398 | Site Name | Main Road, Ketley Bank. |
|-----------|-------|------------|--|
| Site Size | 0.253 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site is below the threshold of 0.5Ha, so no further site |
| | | | assessment is required. |

| Suitability for l | housing | | | | | | |
|-------------------|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | i i | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| Achievability S | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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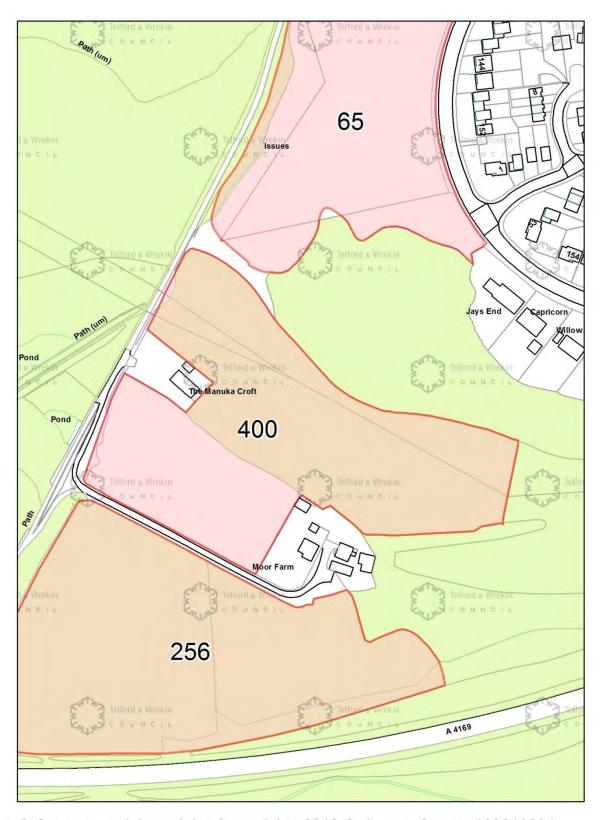
| Site Ref | 400 | Site Name | North of Lightmoor Road, Dawley Hamlets |
|-----------|-------------|------------|---|
| Site Size | 1.833 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | The site is designated as Green Network |
| considerations | |
| Physical constraints | 250m buffer of a landfill site, access |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability Score | Unsuitable |

| Availability | |
|--------------------|--|
| | |
| Availability Score | |
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| Achievahility | |

| Achievability | |
|---------------------|--|
| | |
| Achievability Score | |

| Estimated site | density and ti | meframe for de | elivery | | | | |
|----------------|----------------|----------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| | | | • | | | |
|--|-------------|---------------|--|--|--|--|
| Site Size | 0.478 Ha | Settlement | Telford | | | |
| PDL | GR | Comment | Size of site is below the threshold of 0.5Ha, so no further site assessment is required. | | | |
| | | | | | | |
| Suitability fo | r housing | | | | | |
| Location | | | | | | |
| Policy | | | | | | |
| consideratio | ns | | | | | |
| Physical cons | straints | | | | | |
| Potential Imp | oacts | | | | | |
| Amenity imp | acts | | | | | |
| Overall Suita | bility | | | | | |
| Suitability Sc | ore | | | | | |
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| Availability | | | | | | |
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| Availability Score | | | | | | |
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| Achievability | | | | | | |
| A ala : a a la : :t | | | | | | |
| Achievability | Score | | | | | |
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| | | | | | | |
| | o donsiti | and time from | o for delivery | | | |
| Estimated sit | e density | and timefram | | | | |
| Estimated sit | e density | and timefram | | | | |
| Estimated sit Developable area (%) | | | | | | |
| Estimated sit | | Net sit | | | | |

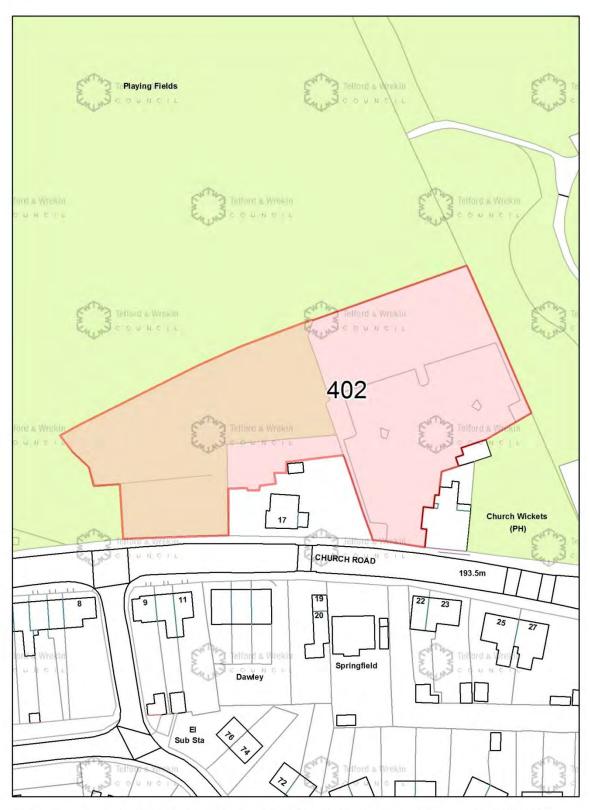
Main Road, Ketley Bank.

Site Ref

Comment

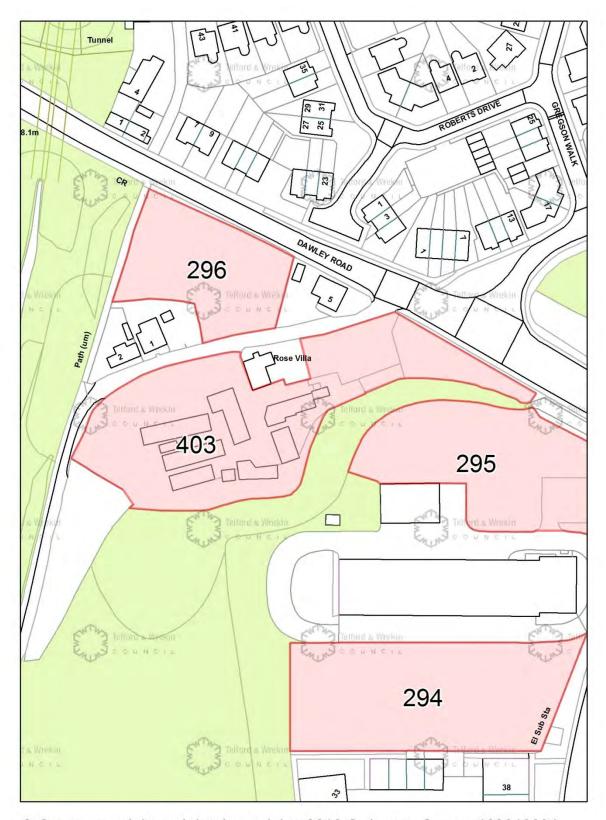
402

Site Name



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| Site Ref | 403 | Site Name | Land East of Fence Road |
|-----------|------------|------------|--|
| Site Size | 0.43 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site is below the threshold of 0.5Ha, so no further site assessment is required. |



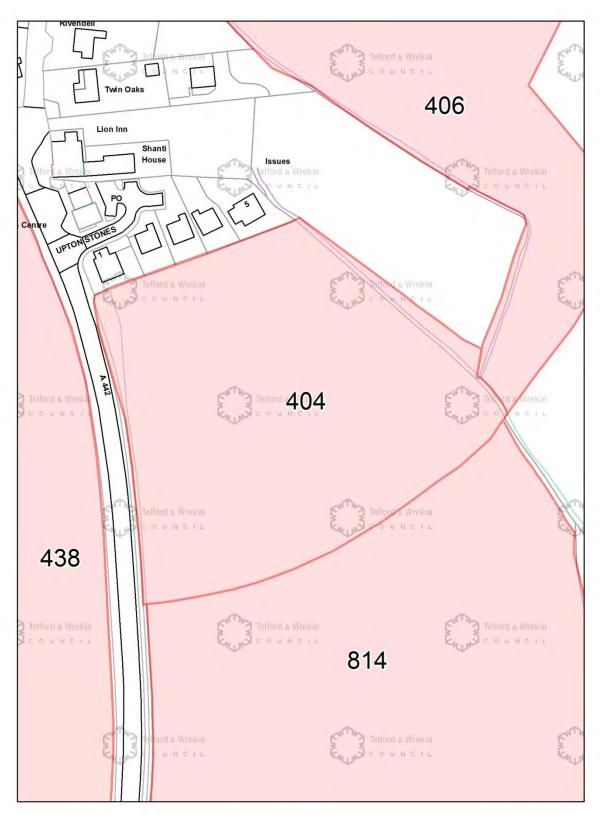
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| Site Ref | 404 | Site Name | Land South at Chapel House, Crudgington |
|-----------|-------------|------------|---|
| Site Size | 1.787 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open countryside, mineral safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside, on the edge of a rural settlement, the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguarding area any development may have to consider prior extraction. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |
| | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | • | | |



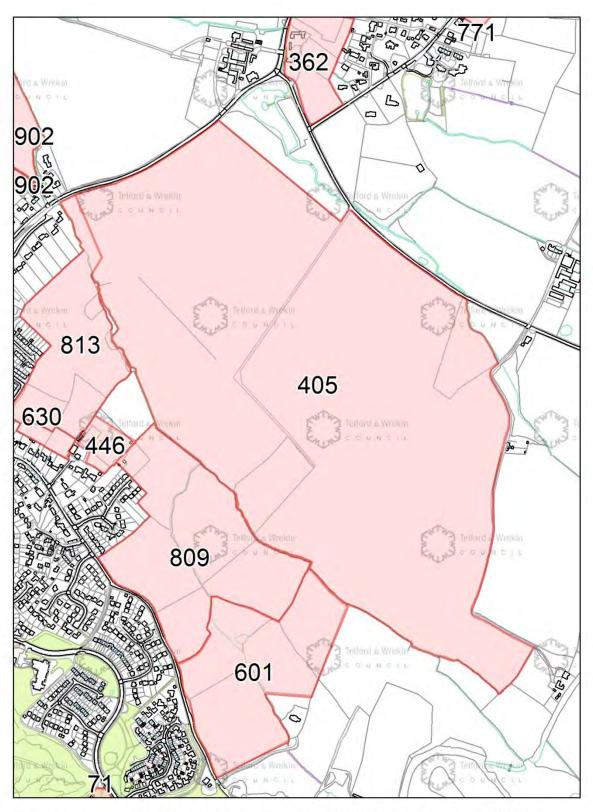
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| Site Ref | 405 | Site Name | Land at Muxton, Sulphur Piece Plantation |
|-----------|--------------|------------|--|
| Site Size | 61.445 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | | | | |
|-------------------------|---|--|--|--|--|--|--|--|
| Location | Open Countryside | | | | | | | |
| Policy considerations | Open Countryside, strategic landscape, Minerals safeguarding area | | | | | | | |
| Physical constraints | High pressure oil and gas pipelines cross the site. Most of site in a gas pipeline notification buffer | | | | | | | |
| Potential Impacts | | | | | | | | |
| Amenity impacts | | | | | | | | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Any scheme would need to mitigate the impact on the strategic landscape and the protected trees. Within a minerals safeguarding area any development may have to consider prior extraction. HSE notification required in the case of any development close to high pressure pipelines | | | | | | | |
| Suitability | Unsuitable | | | | | | | |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| _ | |
| Achievability | |
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| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|---|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | • | • | • | | |



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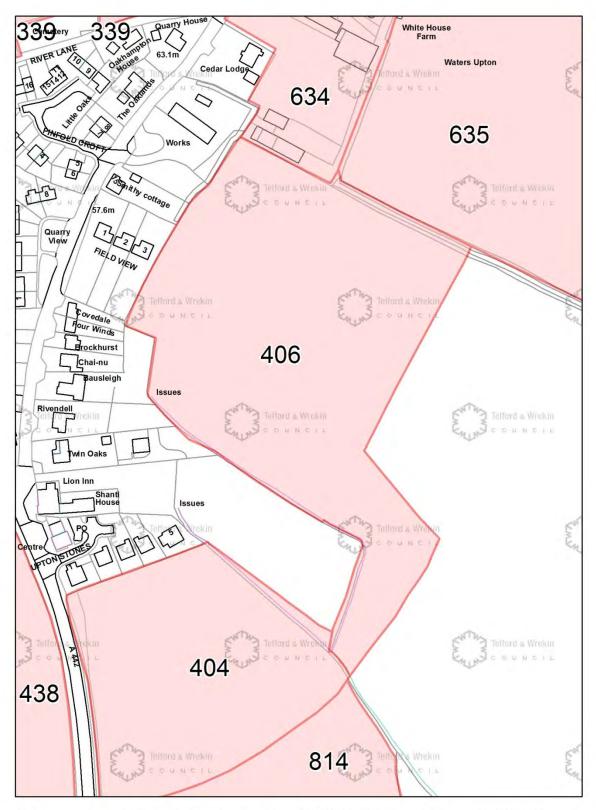
| Site Ref | 406 | Site Name | Land south Site 3, White House Farm Waters Upton |
|-----------|-------------|------------|---|
| Site Size | 3.313 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Open countryside. This site forms part of planning application TWC/2014/0761 refused for 130 dwellings. |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside, mineral safeguard area |
| considerations | |
| Physical constraints | Access – through other land |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside, on the edge of a rural settlement, the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |
| | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|-----|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 408 | Site Name | Off Tan Bank, Haygate |
|-----------|-------------|------------|--|
| Site Size | 0.314 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site is below the threshold of 0.5Ha, so no further site assessment is required. |

| Suitability for l | housing | | | | | | |
|-------------------|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | i i | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| Achievability S | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 409 | Site Name | Land at Heath Hill, Dawley |
|-----------|-------------|------------|--|
| Site Size | 0.491 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site is below the threshold of 0.5Ha, so no further site assessment is required. |

| Suitability for | housing | | | | | | | | | | |
|---|-----------|---------------|---------|-----|---|--|------------|--|--|--|--|
| Location | | | | | | | | | | | |
| Policy | | | | | | | | | | | |
| considerations | 5 | | | | | | | | | | |
| Physical const | raints | | | | | | | | | | |
| Potential Impa | acts | | | | | | | | | | |
| Amenity impa | | | | | | | | | | | |
| Overall Suitab | ility | | | | | | | | | | |
| Suitability Sco | re | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Availability | | | | | | | | | | | |
| | | | | | | | | | | | |
| Availability Score | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Achievability | | | | | | | | | | | |
| | | | | | | | | | | | |
| Achievability Score | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Estimated site density and timeframe for delivery | | | | | | | | | | | |
| Developable | | Net site area | | | _ | | | | | | |
| area (%) | | | | | | | | | | | |
| Density(dph) | | | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | | 11 years + | | | | |
| (dwellings) | | | | | | | | | | | |
| Comment | | | | | | | | | | | |



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| Site Ref | 410 | Site Name | Hadley Park |
|-----------|-------------|------------|-------------|
| Site Size | 4.386 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Telford Urban Area | | | | | |
| Policy | Strategic employment area, site is part of the proposed employment | | | | | |
| considerations | allocations of the Local Plan – site E11 and E12. | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | The site is within the protected strategic employment area and is a proposed employment allocation in the Local Plan and therefore the site is unlikely to be suitable for residential development. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | | |
|---------------|--|------|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



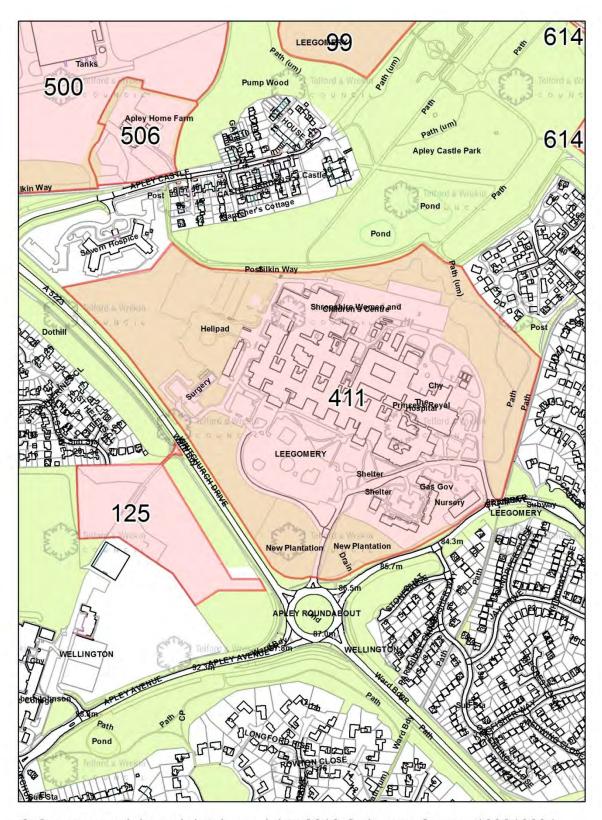
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| Site Ref | 411 | Site Name | Land at Princess Royal Hospital, Leegomery |
|-----------|--------------|------------|--|
| Site Size | 18.691 Ha | Settlement | Telford |
| PDL | BR | Comment | Site is in employment use and has planning permission TWC/2012/0108 for a single and two storey extension to existing hospital to provide new accommodation for Women and Children's services. |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | Some parts of the site are designated as Green Network. |
| considerations | |
| Physical constraints | TPOs |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Some parts of the site are in a Green Network where permission would not be supported in principle. However this is a big site with buildings on site and any constraints will only reduce the developable area. The site is still in use as a hospital and so it would be very difficult to achieve residential development on the site without the significant cost of relocating a hospital. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| · | |
| | |
| Achievability | |
| | |
| Achievability | |

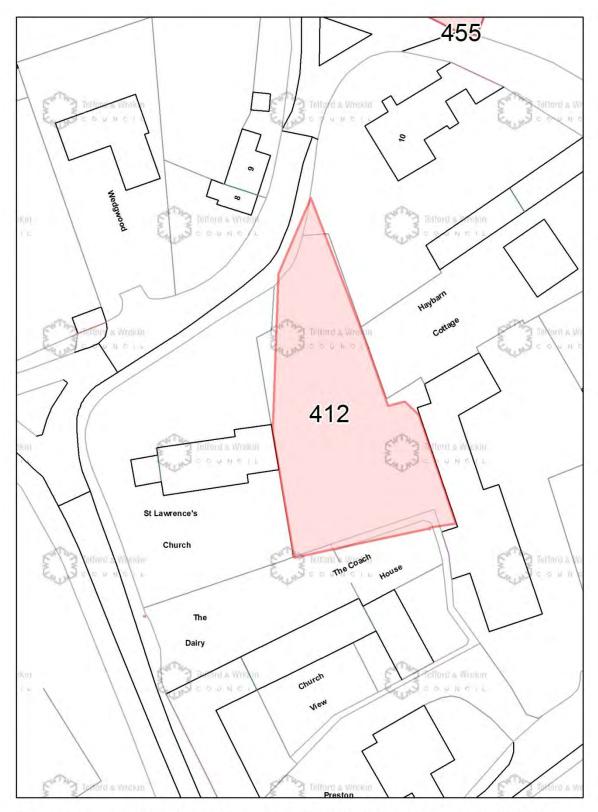
| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| 412Site Ref | 412 | Site Name | Land at St Lawrence Church, Preston |
|-------------|-------------|------------|--|
| Site Size | 0.107 Ha | Settlement | Rural settlement |
| PDL | BR | Comment | Size of site is below the threshold of 0.5Ha, so no further site assessment is required. |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability Score |
| |
| |
| Availability |
| |
| Availability Score |
| |
| |
| Achievability |
| |
| Achievability Score |
| |
| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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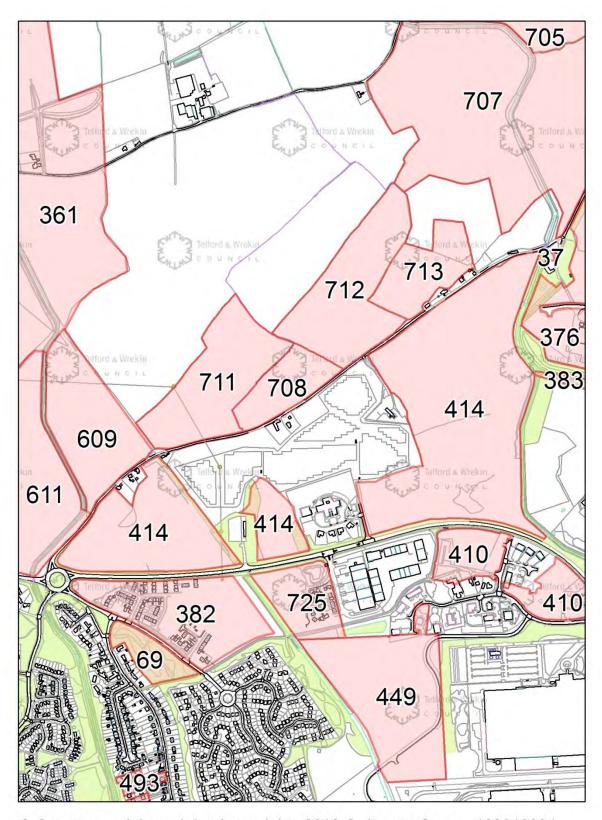
| Site Ref | 414 | Site Name | Wheat Leasowes, Leegomery extension |
|-----------|--------|------------|-------------------------------------|
| | | | |
| Site Size | 31.346 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford Urban Area |
| Policy | Strategic employment area, site is part of the proposed employment |
| considerations | allocations of the Local Plan – site E3. |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is within the protected strategic employment area and is a proposed employment allocation in the Local Plan and therefore the site is unlikely to be suitable for residential development. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | | |
|---------------|--|------|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 415 | Site Name | School Road, Donnington |
|-----------|------------|------------|--|
| Site Size | 0.19 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site is below the threshold of 0.5Ha, so no further site assessment is required. |

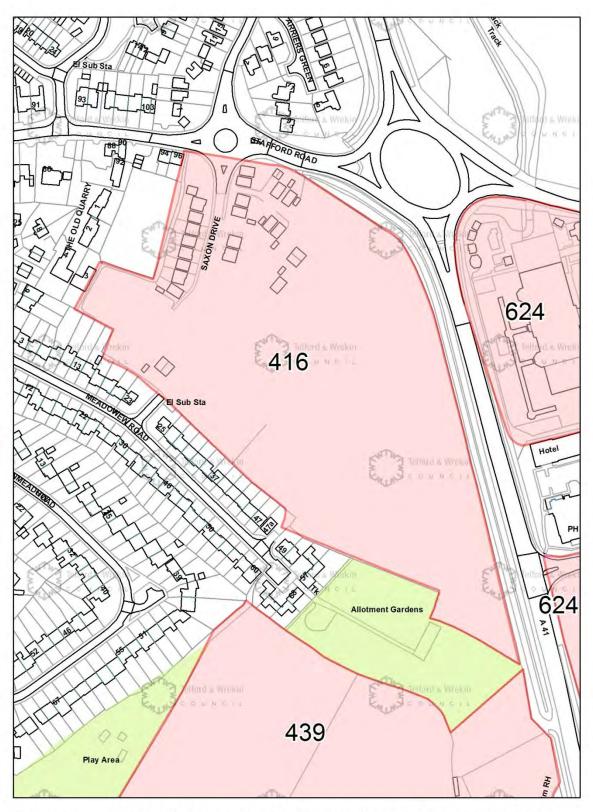
| Suitability for | housing | | | | | | |
|------------------|----------------|----------------|---------|-----|---|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| | | | | | | | |
| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | _ | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 416 | Site Name | Meadow View Road, Newport |
|-----------|-------------|------------|---|
| Site Size | 4.912 Ha | Settlement | Newport |
| PDL | GR | Comment | Site now has planning permission TWC/2014/0333 for 111 residential dwellings and a 113 unit continuing care residential village therefore not assessed further. |

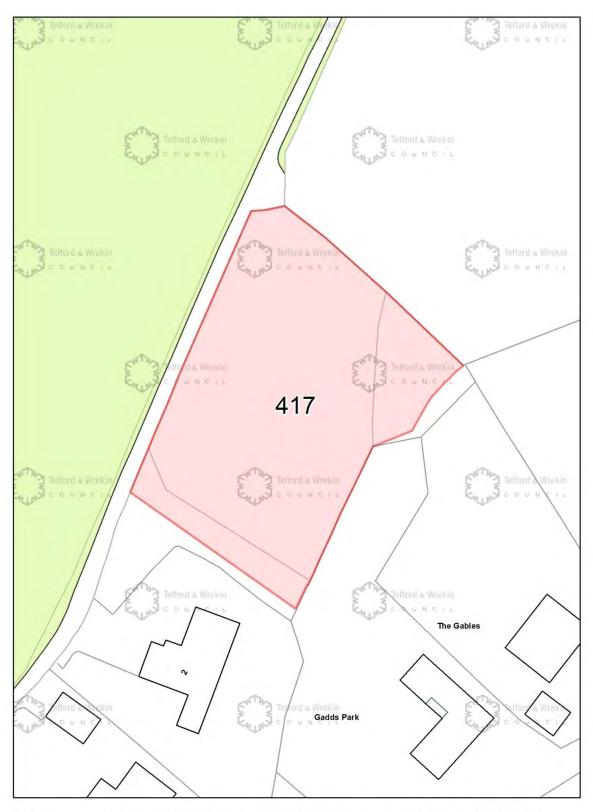
| Suitability for l | nousing | | | | | | |
|-------------------|-----------------|---------------|---------|------|---|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 3 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | lity | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and til | | elivery | | 1 | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 417 | Site Name | Land North of Old Office Road, Dawley |
|-----------|-------|------------|--|
| | | | |
| Site Size | 0.211 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site is below the threshold of 0.5Ha, so no further site |
| | | | assessment is required. |

| Suitability for I | housing | | | | | | |
|-------------------|----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical consti | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impac | | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability Scor | re | | | | | | |
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| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| Achievability S | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



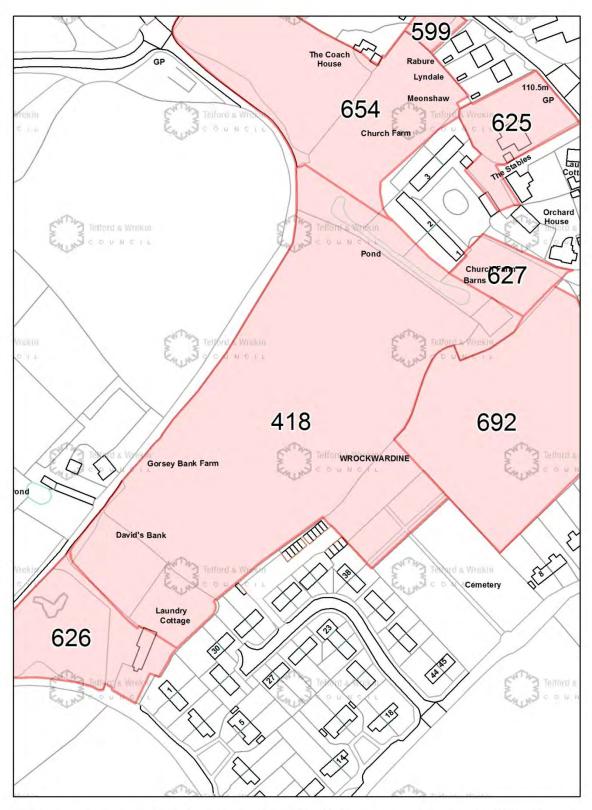
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| Site Ref | 418 | Site Name | Land at Wrockwardine Site 1 |
|-----------|-------------|------------|-----------------------------|
| Site Size | 2.538 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Edge of Wrockwardine |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open countryside, conservation areas, minerals safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Within the open countryside the site is considered unsuitable. Within a minerals safeguard area any development may have to consider prior extraction. Any development would need to mitigate the impact upon the conservation area. |
| Suitability | Unsuitable |

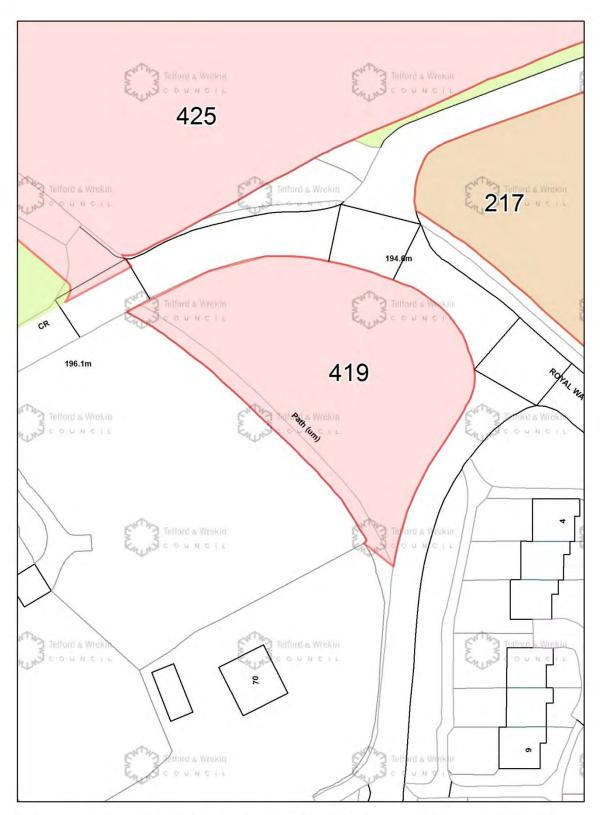
| Availability | |
|---------------|--|
| | |
| Availability | |
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| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| . , | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 419 | Site Name | L32 Park Road, Malinslee |
|-----------|-------------|------------|--|
| Site Size | 0.161 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site is below the threshold of 0.5Ha, so no further site assessment is required. |



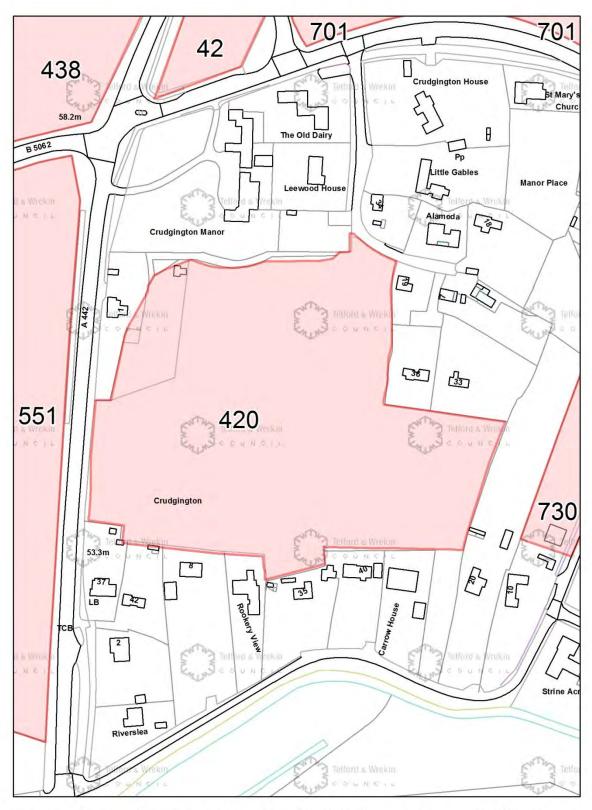
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| Site Ref | 420 | Site Name | Crudgington Manor |
|-----------|-------------|------------|-------------------|
| Site Size | 2.573 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Open Countryside |
| Policy | Open Countryside, Mineral Safeguarding |
| considerations | |
| Physical constraints | |
| Potential Impacts | Adjacent listed buildings |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside, it is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. Any scheme would need to mitigate the impacts on the adjacent listed buildings. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| <u> </u> | |
| | |
| Achievability | |
| | |
| Achievability | |

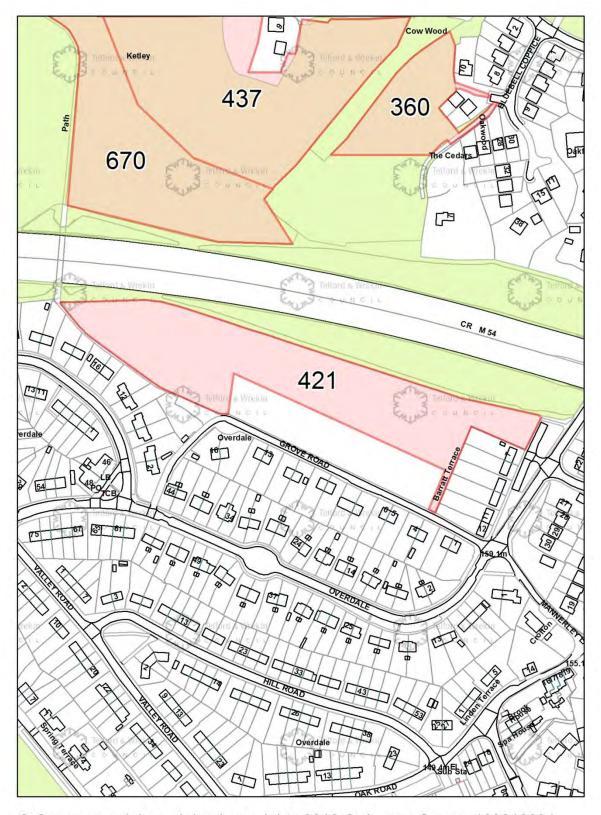
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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| Site Ref | 421 | Site Name | North Grove Road |
|----------------|-------------|------------|---|
| Site Size | 1.392 Ha | Settlement | Telford |
| PDL | GR | Comment | Site now has planning permission TWC/2011/0979 for residential development up to 80 dwellings and a reserved matters application TWC/2016/0147 has since been submitted to the Council, therefore not assessed further. |
| | | | |
| Suitability fo | r housing | | |
| Location | | | |

| Suitability for | housing | | | | | | |
|-----------------|----------------|---------------|---------|------|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | , | | | | |
| Comment | | • | | | | | • |
| | ı | | | | | | |



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| Site Ref | 422 | Site Name | Land at rear of 24 and 26 Station Road, Admaston |
|-----------|-------------|------------|--|
| Site Size | 0.088 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site is below the threshold of 0.5Ha, so no further site assessment is required. |

| Suitability for | housing | | | | | | |
|------------------|----------------|----------------|----------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| | - | | | | | | |
| Achievability : | Score | | | | | | |
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| | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | irs | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 423 | Site Name | Land west of Bratton Road, Shawbirch |
|-----------|-------------|------------|--|
| Site Size | 0.379 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site is below the threshold of 0.5Ha, so no further site assessment is required. |

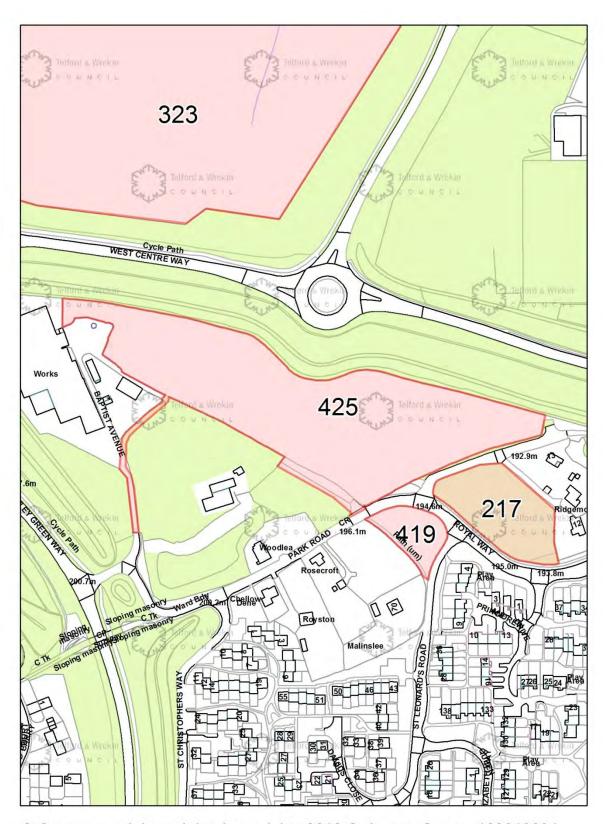
| Suitability for | housing | | | | | |
|------------------|----------------|---------------|---------------------------------------|-----|----------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | acts | | | | | |
| Amenity impa | | | | | | |
| Overall Suitab | ility | | | | | |
| Suitability Sco | re | | | | | |
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| Availability | | | | | | |
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| Availability Sco | ore | | | | | |
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| Achievability | | | | | | |
| | | | | | | |
| Achievability : | Score | | | | | |
| | | | | | | |
| | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | irs | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | · · · · · · · · · · · · · · · · · · · | | | |



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| Site Ref | 425 | Site Name | Park Road, Malinslee |
|-----------|-------------|------------|---|
| Site Size | 2.133 Ha | Settlement | Telford |
| PDL | GR | Comment | Site now has planning permission TWC/2015/0177 for 81 dwellings therefore not assessed further. |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
| |
| |
| Availability |
| |
| Availability |
| |
| |
| Achievability |
| |
| Achievability |
| |
| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



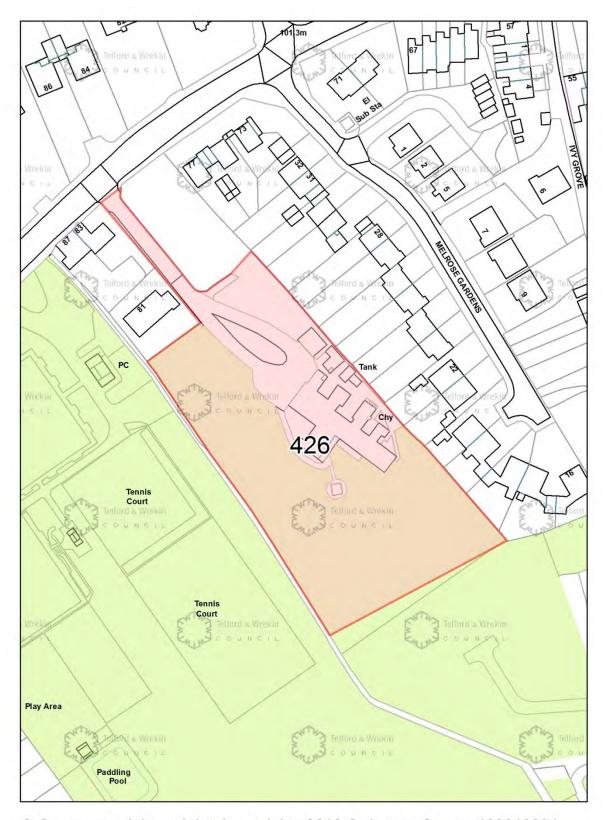
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| Site Ref | 426 | Site Name | Cottage House, Haygate Road, Wellington |
|-----------|-------------|------------|---|
| Site Size | 0.699 Ha | Settlement | Telford |
| PDL | GR/BR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Most of the site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| availability |
|---------------|
| |
| availability |
| |
| |
| Achievability |
| |
| Achievability |

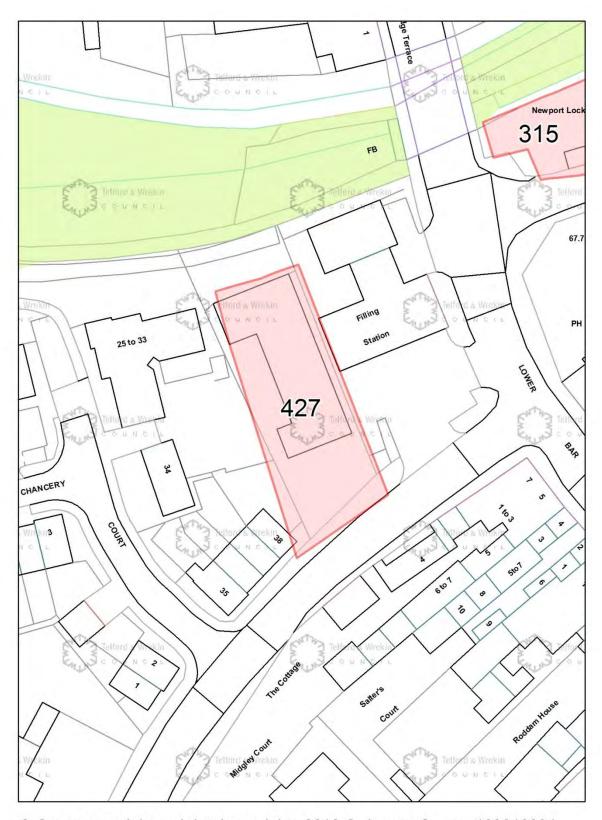
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 427 | Site Name | Garage site Salters Lane |
|-----------|-------------|------------|--|
| Site Size | 0.078 Ha | Settlement | Newport |
| PDL | BR | Comment | Size of site is below the threshold of 0.5Ha, so no further site assessment is required. |

| Suitability for I | housing | | | | | | |
|-------------------|----------------|----------------|---------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| Achievability S | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



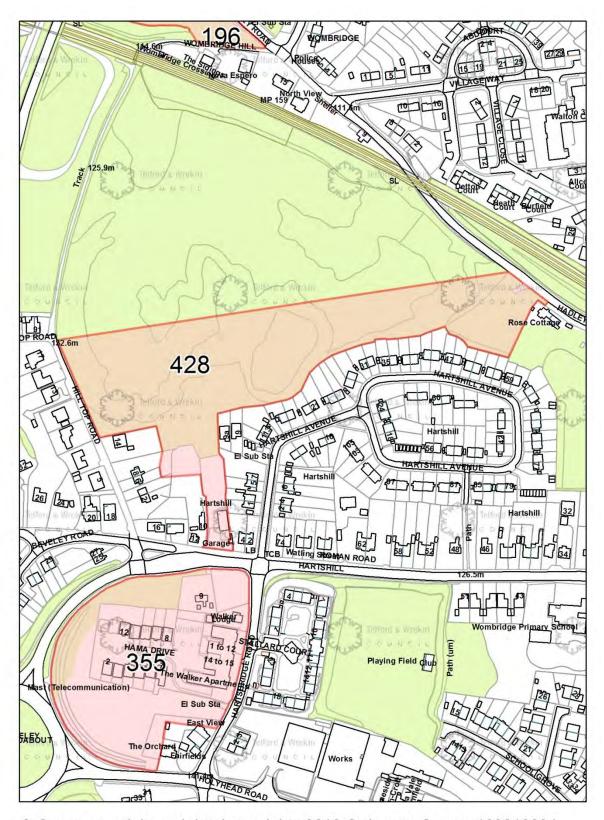
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| Site Ref | 428 | Site Name | Land north of Hartshill Avenue, Oakengates |
|-----------|-------------|------------|--|
| Site Size | 2.607 Ha | Settlement | Telford |
| PDL | GR/BR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | Mineshafts, 250 Buffers to a landfill site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Most of the site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability |
|---------------|
| |
| Availability |
| |
| |
| Achievability |
| |
| Achievability |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



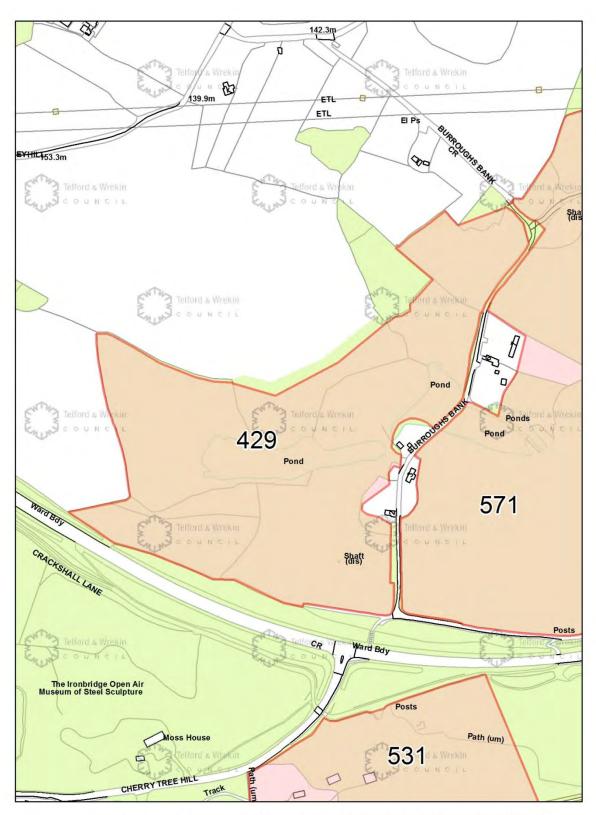
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| Site Ref | 429 | Site Name | Land at Lightmoor, West of Burroughs Bank |
|-----------|-------------|------------|---|
| Site Size | 7.224 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network, Local Wildlife Site, proposed Local Nature Reserve |
| considerations | |
| Physical constraints | 250 Buffers to a landfill site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Most of the site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| | |
| Achievability | |
| | |
| Achievability | |

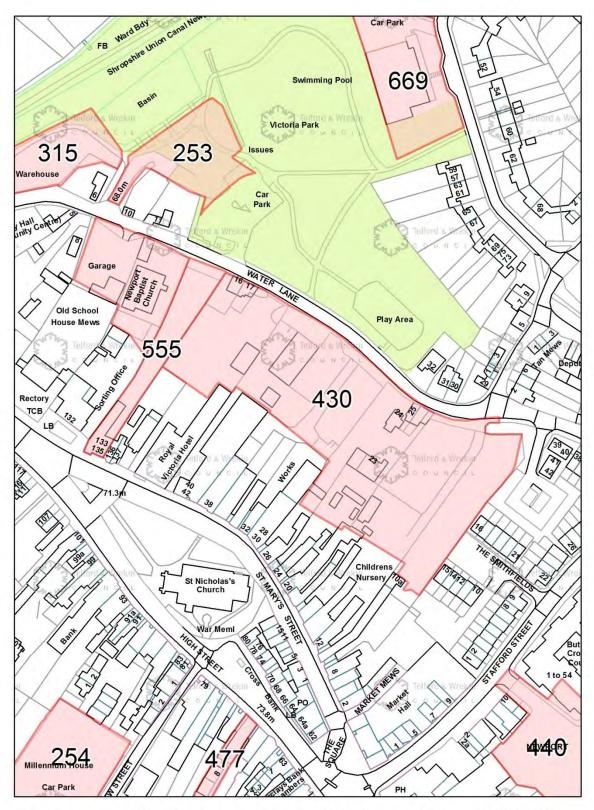
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe (dwellings) | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| Comment | | | | | | | | |



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| Site Ref | 430 | Site Name | Land fronting south side of Water Lane, Newport |
|-----------|-------------|------------|--|
| Site Size | 1.336 Ha | Settlement | Newport |
| PDL | BR | Comment | The site has planning permission TWC/2012/0035 for conversion of existing staff quarters into two dwellings and TWC/2012/0916 for 12 dwellings. A new planning application TWC/2016/0586 has recently been submitted to the Council. No further assessment required. |

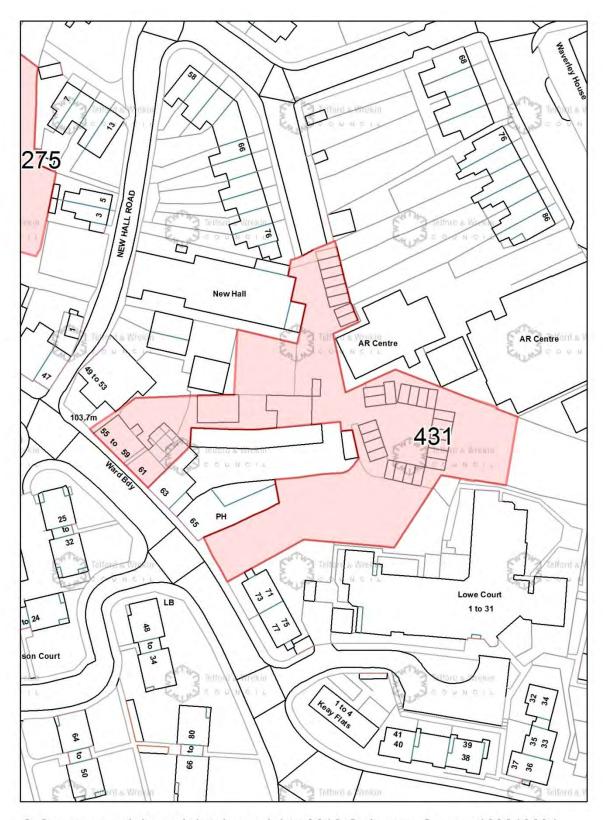
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
| |
| |
| Availability |
| |
| Availability |
| |
| |
| Achievability |
| |
| Achievability |
| |
| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 431 | Site Name | Victoria Road, Wellington |
|-----------|-------------|------------|--|
| Site Size | 0.333 Ha | Settlement | Telford |
| PDL | BR/GR | Comment | Size of site is below the threshold of 0.5Ha, so no further site assessment is required. |

| Suitability for l | housing | | | | | | |
|-------------------|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | i i | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| Achievability S | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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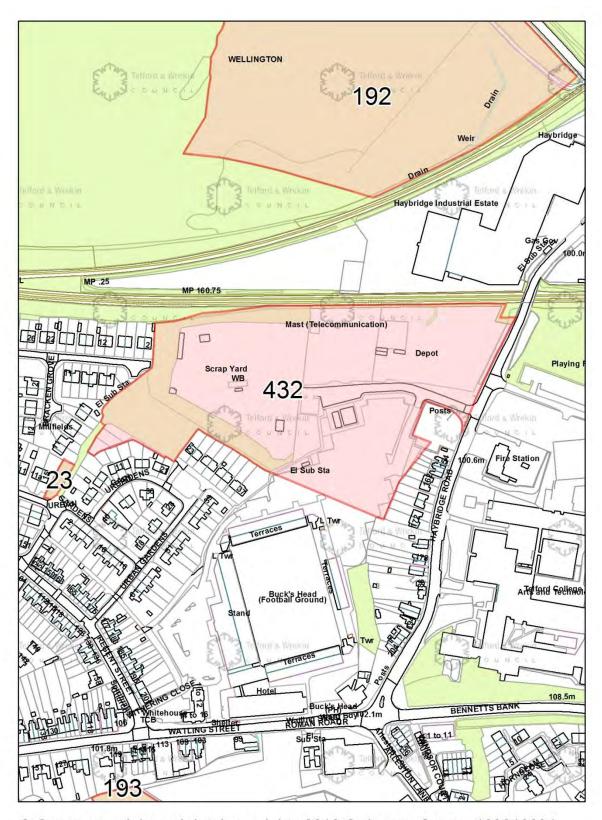
| Site Ref | 432 | Site Name | Haybridge Scrap Yard |
|-----------|-------------|------------|----------------------|
| Site Size | 4.186 Ha | Settlement | Telford |
| PDL | BR | Comment | |

| Suitability for housing | | | | | |
|--|---|--|--|--|--|
| Location | Telford urban area | | | | |
| Policy | Part of site is green network | | | | |
| considerations | | | | | |
| Physical constraints | Site is a landfill site and there are contamination issues. Flood zones | | | | |
| Potential Impacts | | | | | |
| Amenity impacts | | | | | |
| Overall Suitability | Site is a landfill currently being used as a scrapyard. There are potential | | | | |
| contamination issues to deal with, therefore there may be a need for | | | | | |
| | environmental improvement to deal with any contamination. Mitigation will | | | | |
| | be required to deal with flooding issues. | | | | |
| Suitability Score | Unsuitable | | | | |

| Availability Score | |
|---------------------|--|
| , , | |
| | |
| Ashiovahility | |
| Achievability | |
| | |
| Achievability Score | |
| Achievability Score | |

Availability

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



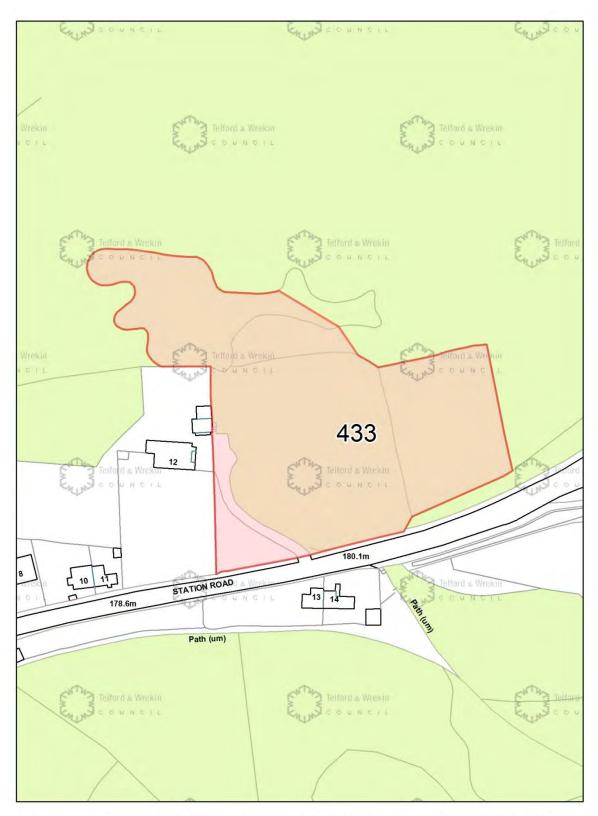
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| Site Ref | 433 | Site Name | Land opposite 13 Station Road, Horsehay |
|-----------|-------------|------------|---|
| Site Size | 4.186 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe (dwellings) | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| Comment | | | | | | | | |

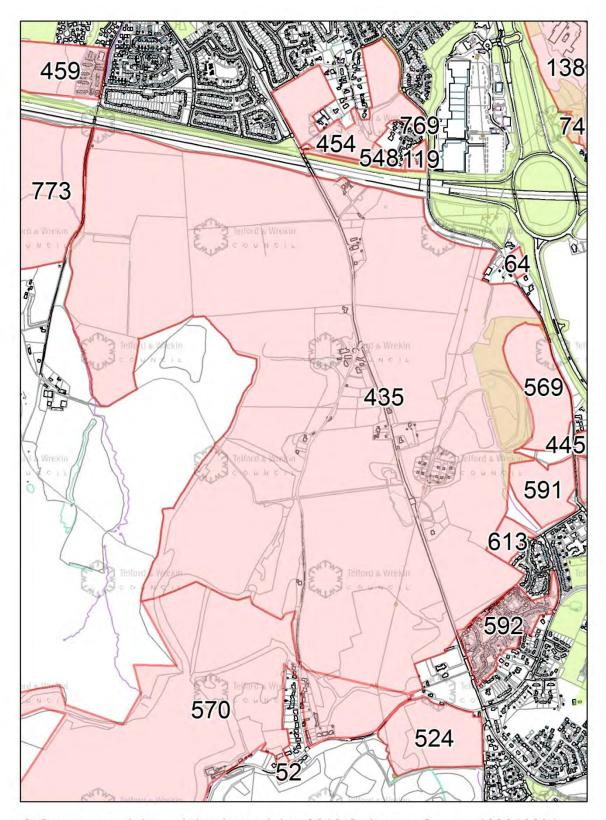


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| Site Ref | 435 | Site Name | Land West of Lawley |
|-----------|--------------|------------|----------------------------|
| Site Size | 163.36 Ha | Settlement | Open Countryside. |
| PDL | GR | Comment | Adjoins Telford urban area |

| Suitability for housing | | | | | | | |
|--|--|--|--|--|--|--|--|
| Location | Open countryside | | | | | | |
| Policy | Open countryside, Mineral safeguarding area, Strategic Landscape | | | | | | |
| considerations | | | | | | | |
| Physical constraints | Adjacent to a AONB, ancient woodland, local wildlife site, TPOs, Mineshafts, | | | | | | |
| | Scheduled Ancient Monument to the southern edge of the site. | | | | | | |
| Potential Impacts | | | | | | | |
| Amenity impacts | The site is bounded to the north by the M54 with the potential impact on the | | | | | | |
| | amenity of any residential development. | | | | | | |
| Overall Suitability | As the site is within the open countryside and a lot of constraints, the site is | | | | | | |
| | therefore considered unsuitable. Within a minerals safeguard area any | | | | | | |
| | development may have to consider prior extraction. Any scheme would need | | | | | | |
| | to mitigate the impact upon the adjacent environmental constraints and the | | | | | | |
| | potential impact of from the adjacent motorway. It contains a Scheduled | | | | | | |
| | Monument, development will mitigation through the Local Plan to ensure | | | | | | |
| that there will be no significant major negative effects; however de- | | | | | | | |
| may alter the heritage setting with the potential for a residual minor | | | | | | | |
| | effect. | | | | | | |
| Suitability | Unsuitable | | | | | | |

| Availability | | | | | | | |
|----------------|----------------|---------------|---------|------|--|------------|--|
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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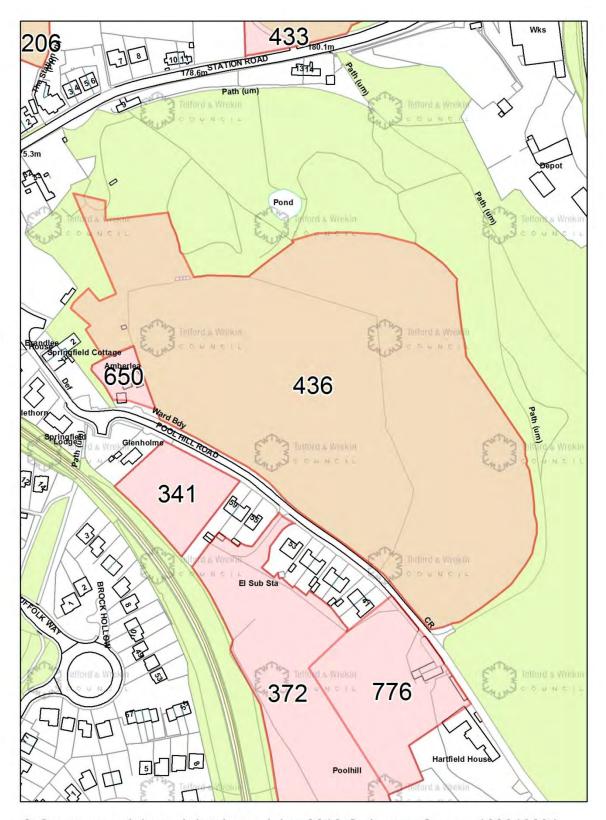
| Site Ref | 436 | Site Name | Land east of Pool Hill Road, Dawley Hamlets |
|-----------|-------------|------------|---|
| Site Size | 3.931 Ha | Settlement | Telford |
| PDL | GR | Comment | Greenfield site close to Dawley; currently grazed |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network (all of site) |
| considerations | |
| Physical constraints | Land within 250m of landfill site (western edge); mineshafts (eastern edge); |
| | mining consideration area |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Inappropriate to promote development in valued part of Green Network. Site |
| | has other constraints |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 437 | Site Name | Land at rear of 9 Candleberry Meadow |
|-----------|-------------|------------|--------------------------------------|
| Site Size | 1.503 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | } |
|-------------------------|---|
| Location | Site comprising open field and some trees south of Dawley |
| Policy | Green Network |
| considerations | |
| Physical constraints | Landfill; Minerals consideration area; mineshafts |
| Potential Impacts | Noise sensitive (close to M54) |
| Amenity impacts | |
| Overall Suitability | Site designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|---------------|------|--|--|------------|--|
| Developable | | Net site area | Net site area | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



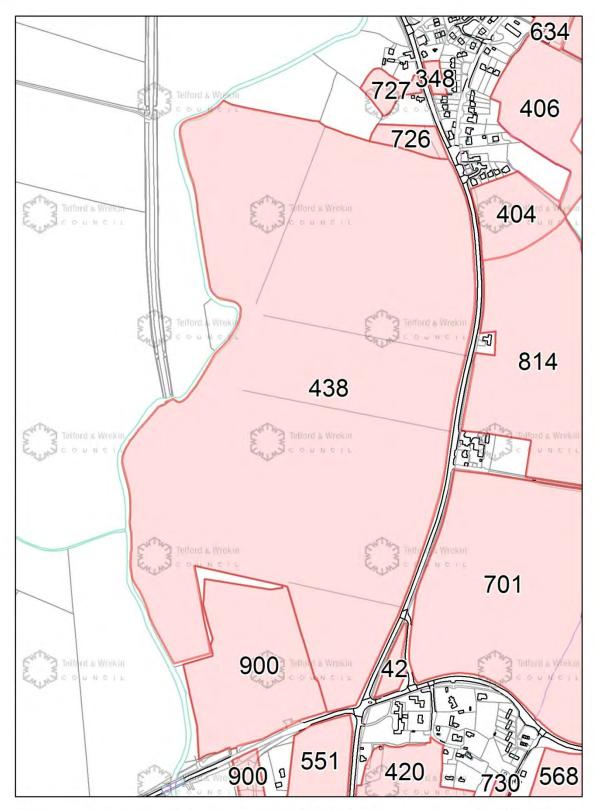
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| Site Ref | 438 | Site Name | Land west of Crudgington Primary School |
|-----------|--------------|------------|---|
| Site Size | 45.856 Ha | Settlement | Open countryside |
| PDL | GR | Comment | North of Dairy Crest site (PDL) with permission for residential development |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open countryside in Waters Upton Neighbourhood Plan; minerals |
| considerations | safeguarding area; Grade 2 and Grade 3 agricultural land; |
| Physical constraints | Flood Zones 2 and 3(3a and 3b) (part); Highways impact of large scale |
| | development on site of this size (especially on B5092) |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Would represent a significant encroachment into open countryside for which |
| | there is no apparent need |
| Suitability | Unsuitable |

| Availability | | |
|---------------|--|--|
| | | |
| Availability | | |
| | | |
| | | |
| Achievability | | |
| | | |
| | | |

| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------------|---|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 441 | Site Name | Land off Hadley Park Road, Hadley |
|----------------|-----------|------------|--|
| | | | |
| Site Size | 0.337 | Settlement | Telford |
| | На | | |
| | | | |
| PDL | GR | Comment | The size of the site is less than 0.5 Ha and has therefore not |
| | | | been assessed further. |
| | | | |
| C. H. L. H. C. | | | |
| Suitability fo | r housing | | |
| Location | | | |
| Policy | | | |
| consideratio | _ | | |
| Physical cons | | | |
| Potential Im | | | |
| Amenity imp | | | |
| Overall Suita | ibility | | |
| Suitability | | | |
| | | | |
| Aveilabilitu | | | |
| Availability | | | |
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| Availability | | | |
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| Achievability | ' | | |
| No constrain | its | | |
| Achievability | ' | | |

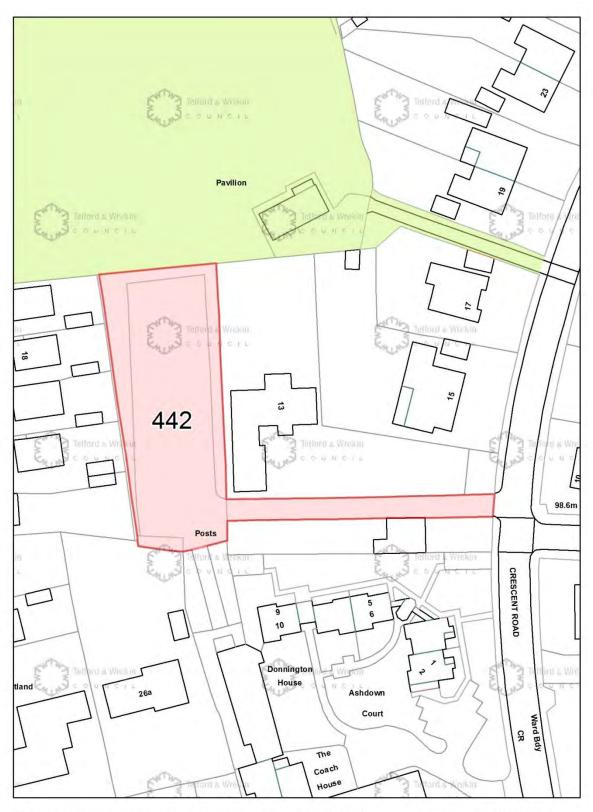
| Estimated site | Estimated site density and timeframe for delivery | | | | | | |
|----------------|---|---------------|------------|--|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| | | | [|
|----------------|-----------|------------|--|
| Site Ref | 442 | Site Name | Land south of Eider Drive, Leegomery |
| | | | |
| Site Size | 0.152 | Settlement | Telford |
| | На | | |
| | | | |
| PDL | GR | Comment | The size of the site is less than 0.5 Ha and has therefore not |
| | | | been assessed further. |
| | | | |
| | | | |
| Suitability fo | r housing | | |
| Location | | | |
| Policy | | | |
| consideratio | ns | | |
| Physical cons | straints | | |
| Potential Imp | pacts | | |
| Amenity imp | acts | | |
| Overall Suita | bility | | |
| Suitability | | | |
| | | | |
| · | | | |
| Availability | | | |
| | | | |
| Availability | | | |
| | | | |
| | | | |
| Achievability | | | |
| No constrain | ts | | 3 |
| Achievability | , | | |
| | | | |

| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | • | _ | |



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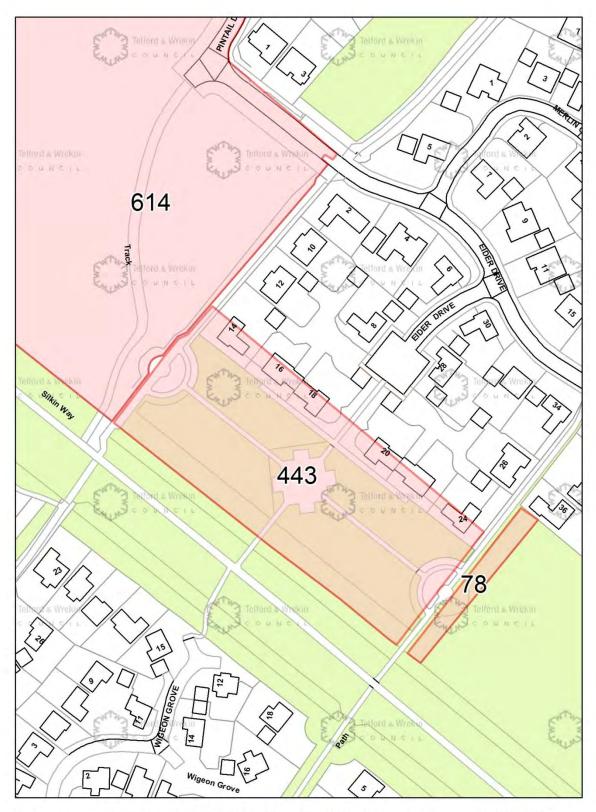
| Site Ref | 443 | Site Name | Land south of Eider Drive, Leegomery |
|-----------|-------------|------------|--------------------------------------|
| Site Size | 0.778 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | | | | |



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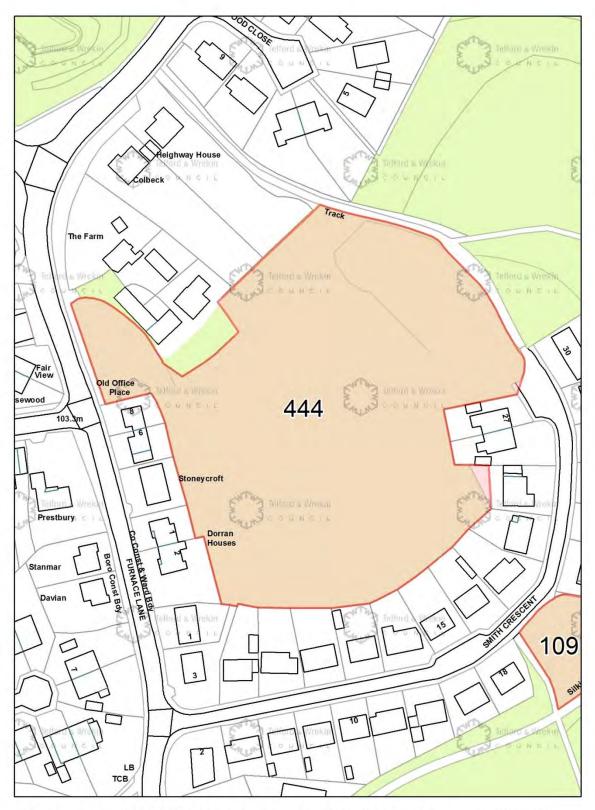
| Site Ref | 444 | Site Name | Land off Oakengates Way |
|-----------|-------------|------------|--------------------------------|
| Site Size | 1.297 Ha | Settlement | Telford |
| PDL | GR | Comment | Close to Oakengates facilities |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Telford urban area | | | | | |
| Policy | Local wildlife site; Green Network | | | | | |
| considerations | | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Inappropriate to promote for ecological/ visual reasons | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | • | | |



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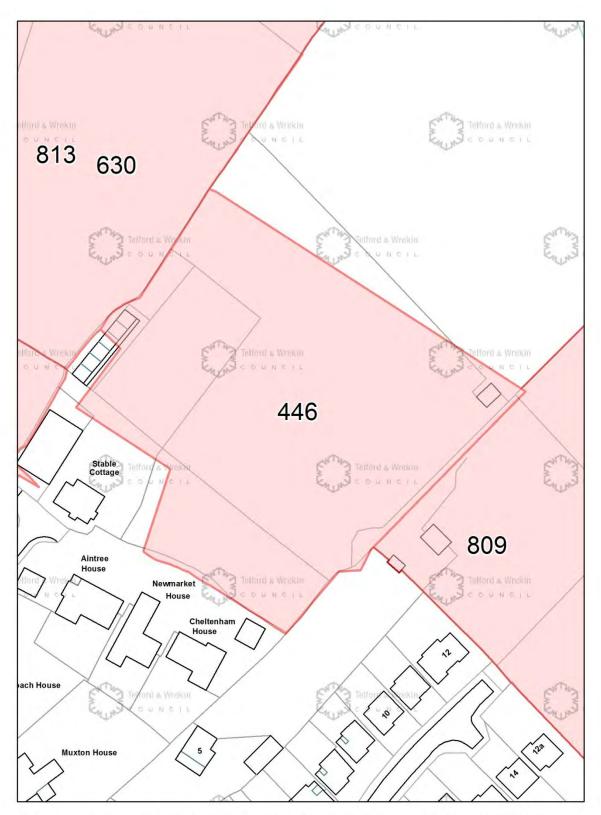
| Site Ref | 446 | Site Name | Land off Muxton Lane, Donnington |
|-----------|-------------|------------|----------------------------------|
| Site Size | 0.809 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | |
|-------------------------|---|--|--|--|--|
| Location | Open countryside | | | | |
| Policy | Mineral safeguarding area; Grade 2 agricultural land; adjoins Strategic | | | | |
| considerations | landscape | | | | |
| Physical constraints | | | | | |
| Potential Impacts | | | | | |
| Amenity impacts | | | | | |
| Overall Suitability | Encroachment in countryside resulting in coalescence with Lilleshall and loss | | | | |
| | of best and most versatile agricultural land. | | | | |
| Suitability | Unsuitable | | | | |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 447 | Site Name | Land south of Saltwells Drive |
|-------------------|-----------|------------|--|
| | | | |
| Site Size | 0.285 | Settlement | Telford |
| | Ha | | |
| | | | |
| PDL | GR | Comment | The size of the site is less than 0.5 Ha. It has therefore not |
| | | | been assessed further. |
| | | | |
| | | | |
| Suitability fo | r housing | | |
| Location | | | |
| Policy | | | |
| consideratio | | | |
| Physical cons | | | |
| Potential Imp | | | |
| Amenity imp | | | |
| Overall Suita | bility | | |
| Suitability | | | |
| | | | |
| A - 11 - 1 - 11 1 | | | |
| Availability | | | |
| Availability | | | |
| Availability | | | |
| | | | |
| Achievability | , | | |
| No constrain | ts | | |
| Achievability | , | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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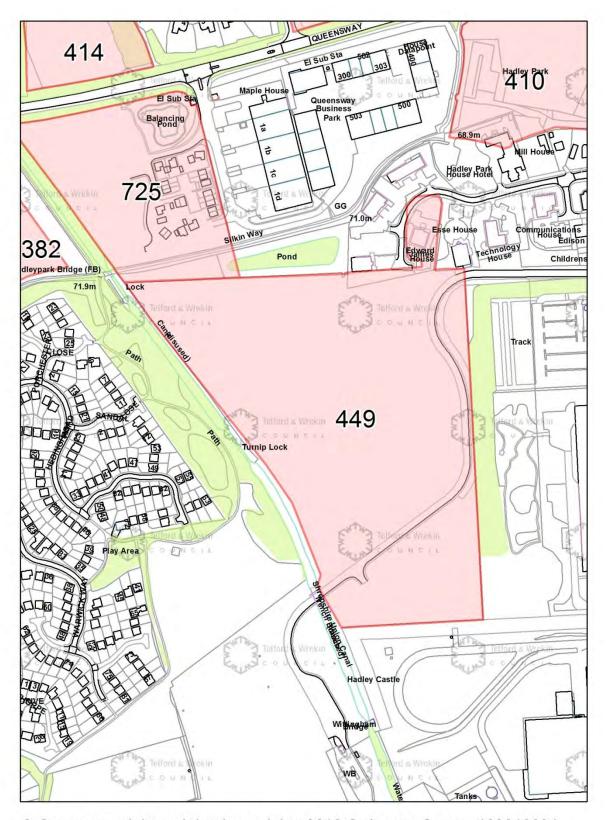
| Site Ref | 449 | Site Name | Land east of disused canal, off Hadley Park |
|-----------|------------|------------|---|
| Site Size | 9.63 Ha | Settlement | Telford |
| PDL | GR | Comment | North Telford. Cleared site |

| Suitability for housing | Suitability for housing | | | | | | |
|-------------------------|---|--|--|--|--|--|--|
| Location | Telford urban area | | | | | | |
| Policy | Strategic employment area | | | | | | |
| considerations | | | | | | | |
| Physical constraints | TPO on site | | | | | | |
| Potential Impacts | | | | | | | |
| Amenity impacts | | | | | | | |
| Overall Suitability | In context of employment to west and south and final designation of site | | | | | | |
| | within a strategic employment area, inappropriate to allocate for housing | | | | | | |
| Suitability | Unsuitable | | | | | | |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

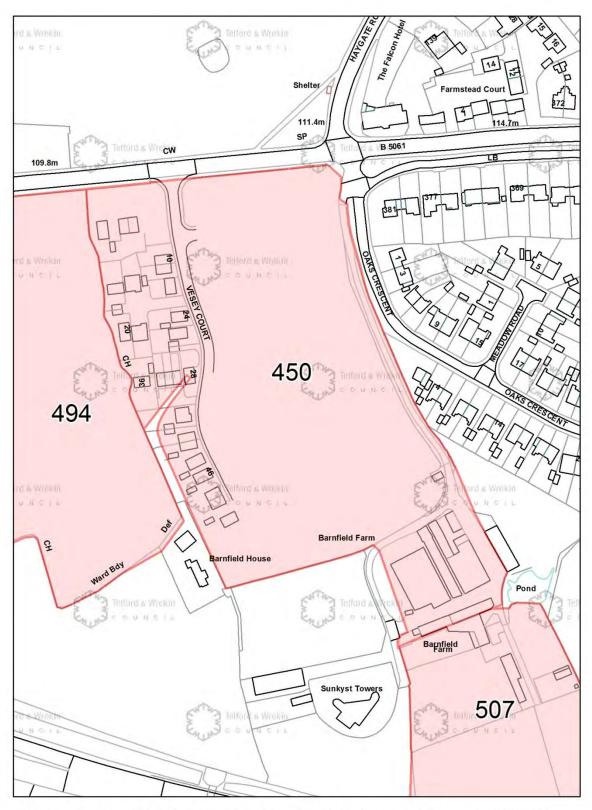
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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| C:: D (| 450 | C' N | · · · · · | | | | | |
|----------------------|-----------|--------------|---|-------------|-----|----------|----------------|---------------|
| Site Ref | 450 | Site Name | Land at F | lolyhead Ro | oad | | | |
| | 0 = 4 4 | | - 10 1 | | | | | |
| Site Size | 3.514 | Settlement | Telford | | | | | |
| | На | | | | | | | |
| PDL | GR | Comment | The site has planning permission for 63 extra care self | | | | | |
| PDL | GK | Comment | | | | | (0936) and has | |
| | | | | essed furth | | C/ 2013/ | 0550) and has | therefore not |
| | | | Deen ass | essea raren | | | | |
| | | | | | | | | |
| Suitability for | r housing | | | | | | | |
| Location | | | | | | | | |
| Policy | | | | | | | | |
| consideration | าร | | | | | | | |
| Physical cons | traints | | | | | | | |
| Potential Imp | pacts | | | | | | | |
| Amenity imp | acts | | | | | | | |
| Overall Suita | bility | | | | | | | |
| Suitability | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Availability | | | | | | | | |
| | | | | | | | | |
| Availability | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Achievability | | | | | | | | |
| No constrain | | | | | | | | |
| Achievability | | | | | | | | |
| | | | | | | | | |
| Catino at a d ait | - d: | d +: f | م المام المام المام | | | | | |
| | e density | and timefram | | ery | | | | |
| Developable area (%) | | ivet sit | e area | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 yea | arc | 6 | 10 years | | | 11 years + | |
| (dwellings) | 0-3 ye | ars | 0- | LO years | | | II years T | |
| (aweilings) | | | | | | | | |

Comment

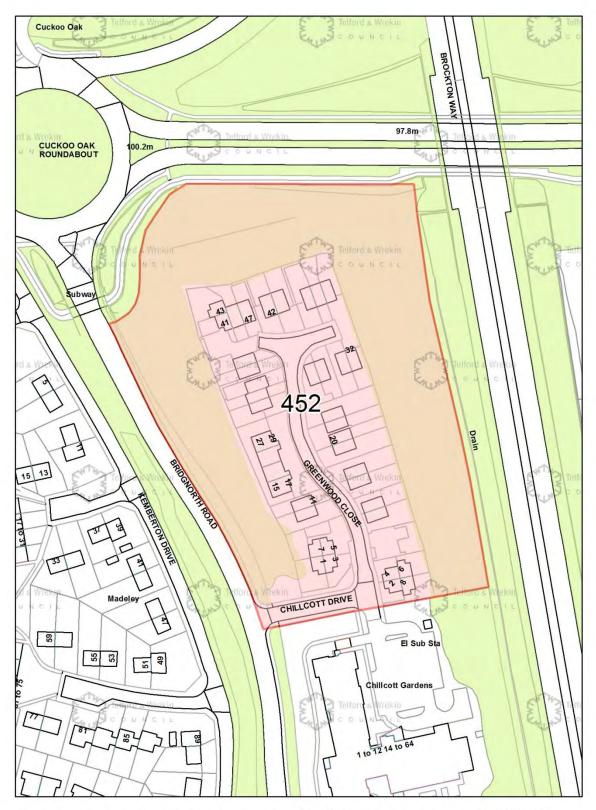


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| Site Ref | 452 | Site Name | Bridgnorth Road, Sutton Hill |
|----------------|-------------|------------|--|
| Site Size | 2.087 Ha | Settlement | Telford |
| PDL | GR/BR | Comment | The site has planning permission for residential development – up to 31 dwellings (reference TWC/2013/0010). It has therefore not been considered further. |
| Suitability fo | | | |

| | therefore not been considered further. |
|-------------------------|--|
| | |
| | |
| Suitability for housing | g |
| Location | Urban location west of A442. |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
| | |
| | |
| Availability | |
| | |
| Availability | |
| | |
| | |
| Achievability | |
| No constraints | |
| Achievability | |
| | |
| | |
| Estimated site densi | ty and timeframe for delivery |
| Developable | Net site area |
| area (%) | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|---|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | _ | • | | | • | | _ |

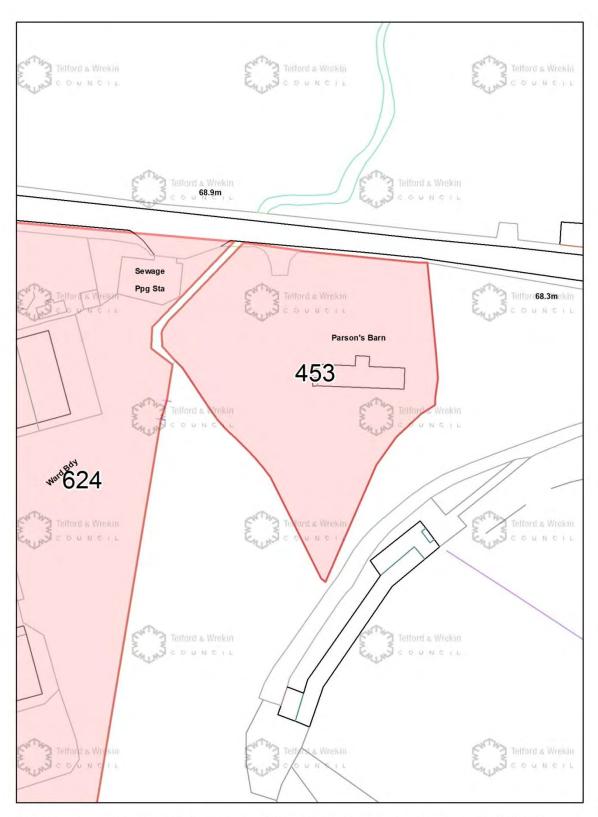


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| Site Ref | 453 | Site Name | Parsons Barn, South of A518, Aqualate Manor | | | | |
|-------------------------|-------------|------------|---|--|--|--|--|
| Site Size | 0.472 Ha | Settlement | Open countryside | | | | |
| PDL | GR | Comment | The size of the site is below 0.5 Ha. The site has therefore not been assessed further. | | | | |
| | | | | | | | |
| Suitability for housing | | | | | | | |

| | | | been assess | ed further. | |
|-----------------|---------|----------|---------------------|-------------|--|
| | | | | | |
| | | | | | |
| Suitability for | housing | | | | |
| Location | | | | | |
| Policy | | | | | |
| consideration | S | | | | |
| Physical const | raints | | | | |
| Potential Impa | acts | | | | |
| Amenity impa | icts | | | | |
| Overall Suitab | oility | | | | |
| Suitability | | | | | |
| | | | _ | | |
| | | | | | |
| Availability | | | | | |
| | | | | | |
| Availability | | | | | |
| | | | _ | | |
| | | | | | |
| Achievability | | | | | |
| No constraint | S | | | | |
| Achievability | | | | | |
| | | | | | |
| | | | | | |
| Estimated site | density | and time | eframe for delivery | | |
| Developable | | N | let site area | | |
| area (%) | | | | | |
| | | | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|------------|--|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |

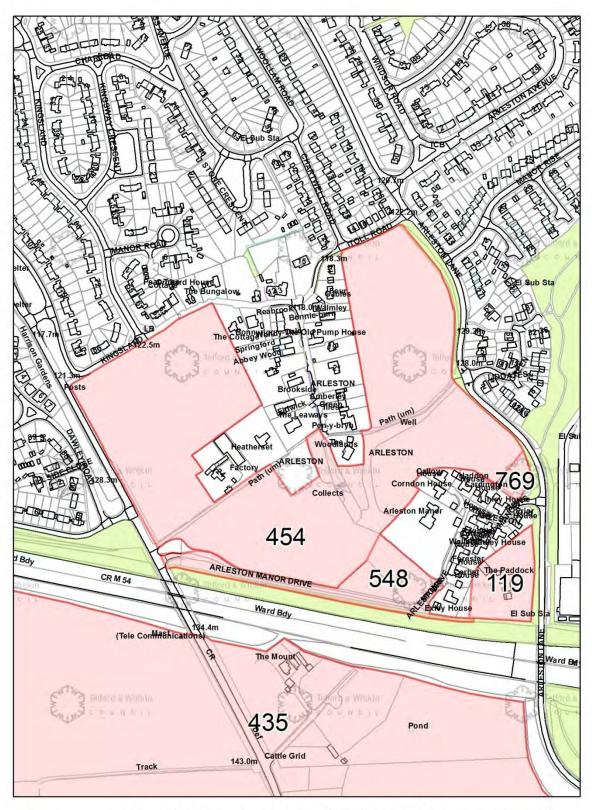


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| Site Ref | 454 | Site Name | Land at Kingsland, Arleston |
|----------------|-------------|------------|---|
| Site Size | 7.487 Ha | Settlement | Telford |
| PDL | GR/ BR | Comment | Site has planning permission for mix of residential and extra care home (TWC/2012/0240). Reserved matters approved (TWC/2015/0836). The site has therefore not been assessed further. |
| | | | |
| Suitability fo | r housing | | |
| Location | | | |
| Policy | | | |

| Suitability for housing | |
|-------------------------|--|
| Location | |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
| | |
| | |
| Availability | |
| | |
| Availability | |
| | |
| | |
| Achievability | |
| No constraints | |
| Achievability | |
| | |

| Estimated site | site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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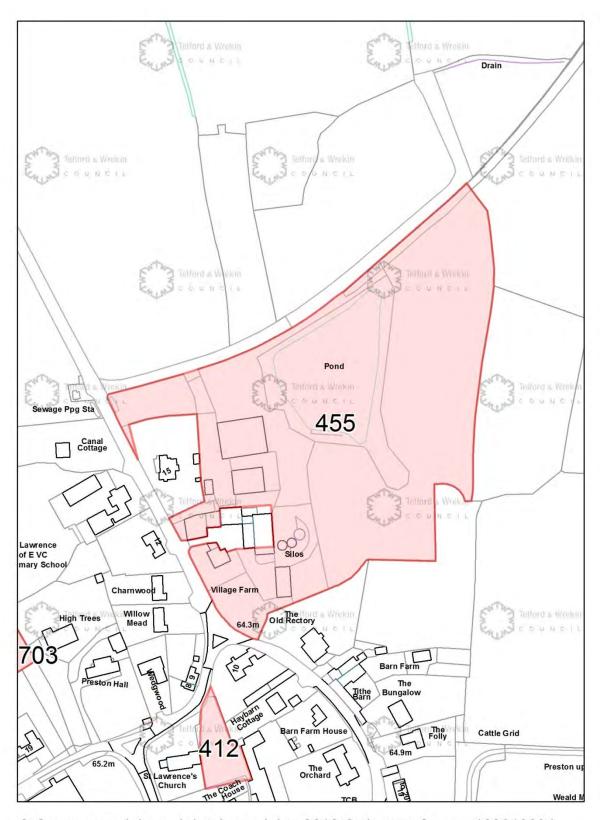
| Site Ref | 455 | Site Name | Village Farm Barns, Preston |
|-----------|------------|------------|---|
| Site Size | 3.12 Ha | Settlement | Open countryside |
| PDL | BR/ GR | Comment | Edge of village location. Irregularly shaped site with direct road frontage |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Strategic landscape; Grade 2 agricultural land; listed building on site |
| considerations | |
| Physical constraints | Gas pipeline buffer (northern half of site) |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Isolated rural location and other constraints demonstrate that site is not in a |
| | sustainable location |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site | stimated site density and timeframe for delivery | | | | | | | |
|----------------|--|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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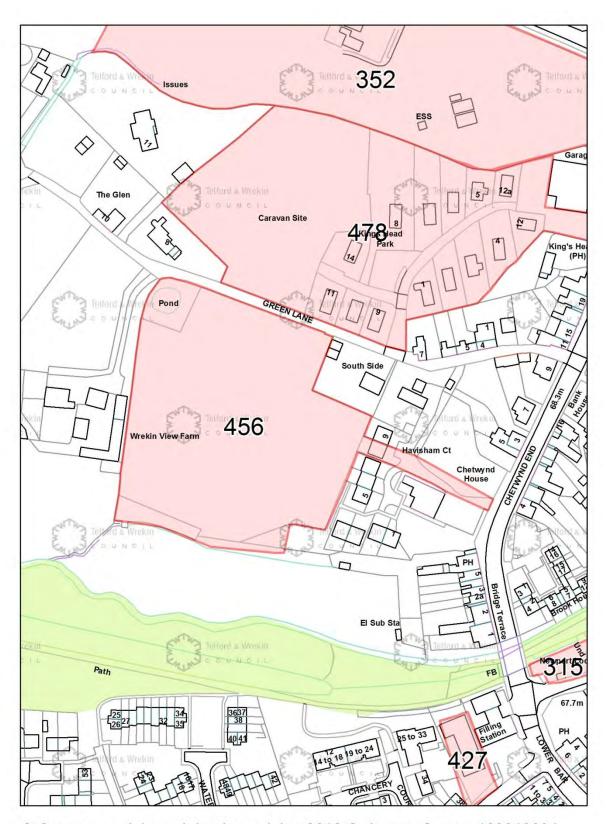
| Site Ref | 456 | Site Name | Land at Wrekin View Farm, Newport |
|-----------|-------------|------------|-----------------------------------|
| Site Size | 1.415 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Exiting farm outside of Newport |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Mineral safeguarding area |
| considerations | |
| Physical constraints | Within 200m of a SSSI |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Encroachment into open countryside and threat to SSSI because of drainage |
| | and extra recreational pressure |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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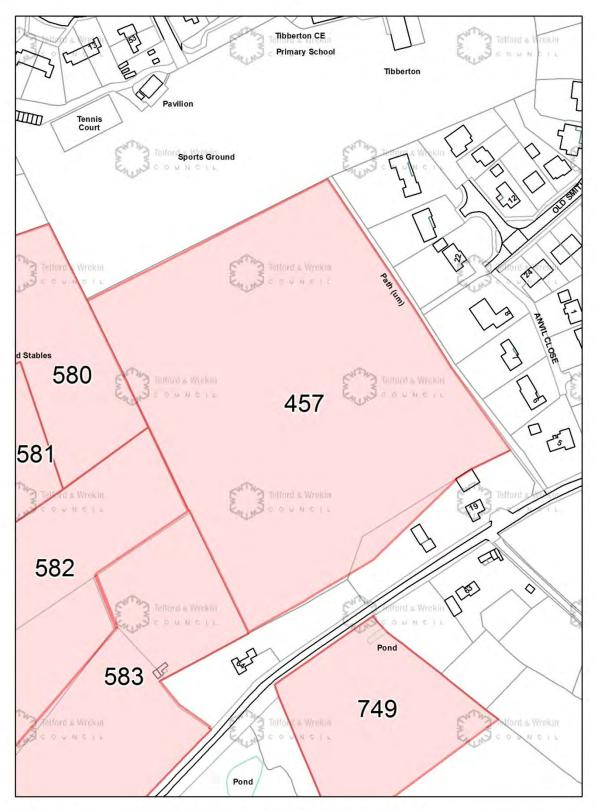
| Site Ref | 457 | Site Name | Plantation - 5, Tibberton |
|-----------|-------------|------------|---|
| Site Size | 4.768 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Regularly shaped site south of core of Tibberton, backland position |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Grade 2 agricultural land |
| considerations | |
| Physical constraints | Access in/ out of site; access in/ out of village to B5062 constrained for major development. Issue for cumulative development; water/ waste water infrastructure impacts |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Loss of agricultural land. Development on this site would result in a significant increase in size of village if approved. Not a sustainable location for such a scale of development |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|---|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | • | | | |

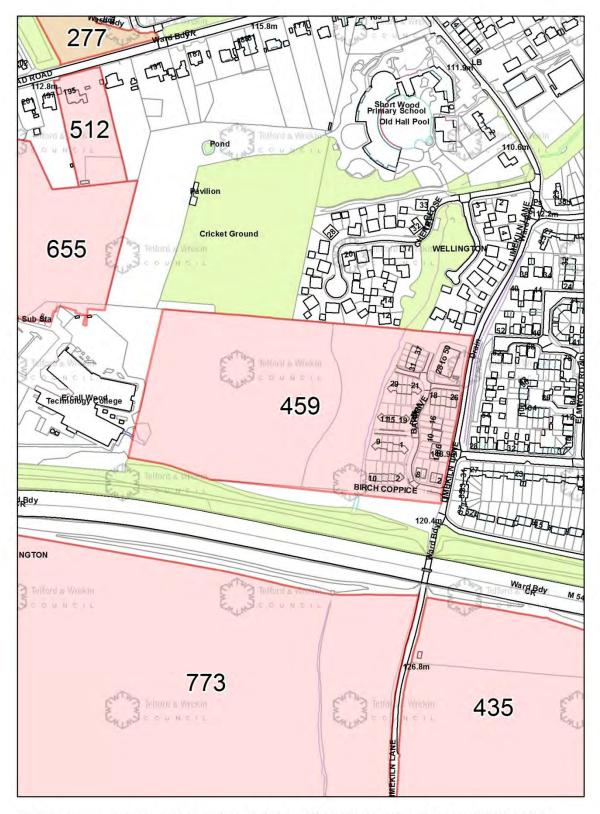


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| Site Ref | 459 | Site Name | Land adjoining M54, opposite Ercall Junior School |
|-----------|-------------|------------|---|
| Site Size | 4.768 Ha | Settlement | Telford |
| PDL | BR/ GR | Comment | Site has planning permission for 50 affordable dwellings (TWC/2012/1021) and this site has therefore not been assessed further. |

| Suitability for | housing | | | | |
|-----------------|----------|--------------|----------------|------|--|
| Location | | | | | |
| Policy | | | | | |
| consideration | S | | | | |
| Physical const | traints | | | | |
| Potential Imp | acts | | | | |
| Amenity impa | acts | | | | |
| Overall Suitab | oility | | | | |
| Suitability | | | | | |
| | | | | | |
| | | | | | |
| Availability | | | | | |
| | | | | | |
| Availability | | | | | |
| | | | | | |
| | | | | | |
| Achievability | | | | | |
| No constraint | S | | | | |
| Achievability | | | | | |
| | | | | | |
| | | | | | |
| Estimated site | edensity | and timefram | e for delivery | | |
| Developable | | Net sit | e area | | |
| area (%) | | | | | |
| Density(dph) | | | | | |

| Developable | | Net site area | | | | | |
|--------------|-----------|---------------|---------|------|--|------------|--|
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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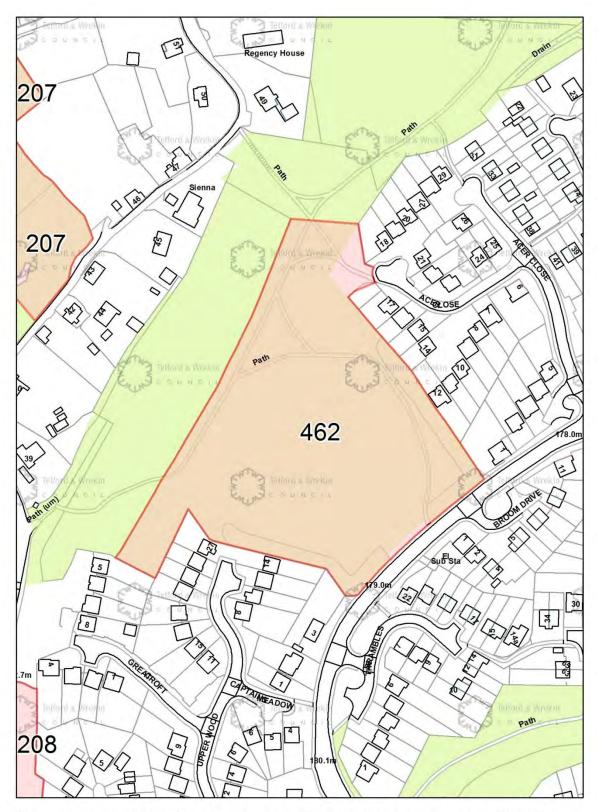
| Site Ref | 462 | Site Name | Land at Colliers Way, The Rock |
|-----------|-------------|------------|--------------------------------|
| Site Size | 1.986 Ha | Settlement | Telford |
| PDL | GR | Comment | Public open space |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network. Identified as a Green Guarantee site |
| considerations | |
| Physical constraints | Mining consideration area |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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| Site Ref | 465 | Site Name | Land off Bottom Road, The Rock |
|-----------|-------------|------------|---|
| Site Size | 0.138 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site is below 0.5 Ha and has therefore not been assessed further. |

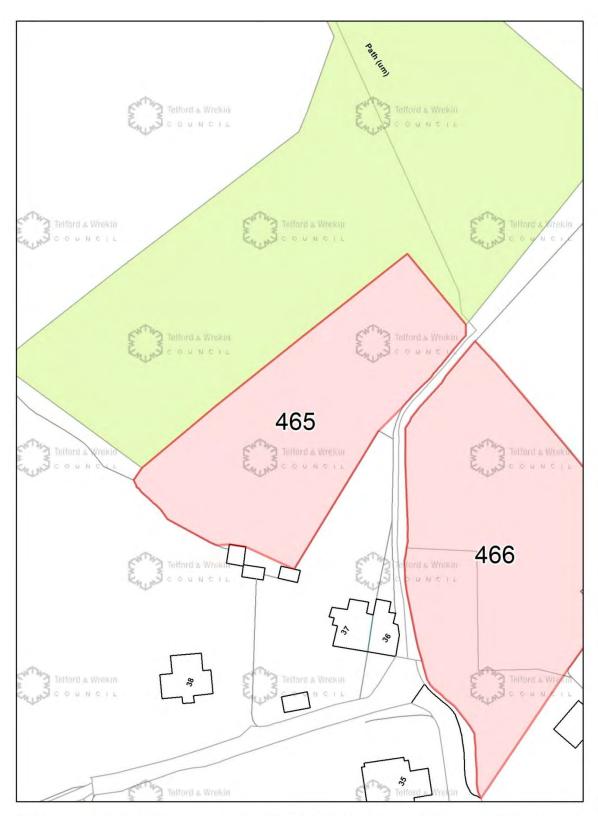
| Suitability for hous | ing | | |
|----------------------|--------------|----------------------|---|
| Suitability for hous | IIIg | | |
| Location | | | |
| Policy | | | |
| considerations | | | |
| Physical constraint | S | | |
| Potential Impacts | | | |
| Amenity impacts | | | |
| Overall Suitability | | | |
| Suitability | | | |
| | | | |
| | | | _ |
| Availability | | | |
| | | | |
| Availability | | | |
| | | | |
| | | | |
| Achievability | | | |
| No constraints | | | |
| Achievability | | | |
| | | | |
| | | | |
| Estimated site dens | sity and tir | meframe for delivery | |
| Developable | | Net site area | |
| area (%) | | | |
| Density(dph) | | | |

6-10 years

11 years +

Timeframe

(dwellings) Comment 0-5 years

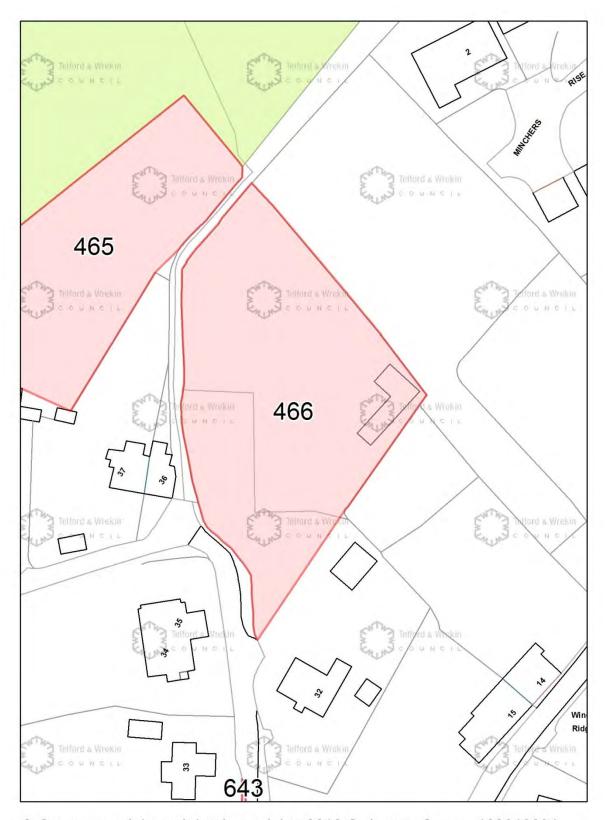


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| Site Ref | 466 | Site Name | Land off Bottom Road, The Rock |
|-----------|-------------|------------|---|
| Site Size | 0.188 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site is below 0.5 Ha and has therefore not been assessed further. |

| Suitability for | housing | | | | | |
|-----------------|----------------|---------------|------------|---|------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | icts | | | | | |
| Amenity impa | cts | | | | | |
| Overall Suitabi | ility | | | | | |
| Suitability | | | | | | |
| | | | | | | |
| | | | | | | |
| Availability | | | | | | |
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| Availability | | | | | | |
| | | | | | | |
| A 1 . 1 .1 | | | | | | |
| Achievability | | | | | | |
| No constraints | | 1 | | | | |
| Achievability | |] | | | | |
| | | | | | | |
| - · · · · · | 1 | | | | | |
| | density and ti | meframe for d | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | ı | | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | |

(dwellings) Comment



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| Site Ref | 467 | Site Name | Brindleyford Primary School, Brookside |
|-----------|-------------|------------|--|
| Site Size | 1.331 Ha | Settlement | Telford |
| PDL | BR | Comment | Site has planning permission for housing (52 dwellings). Original permission W2007/0042 was renewed in January 2015 (TWC/2012/0714). |

| Suitability for | housing | | | | | | |
|-----------------|----------------|---------------|----------|-----|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | <u>.</u> | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| No constraints | 5 | | | | | | |
| Achievability | | | | | | | |
| | · | • | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | • | Net site area | • | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | irs | | 11 years + | |
| (dwellings) | | | , | | | , | |
| Comment | | | | | | | 1 |



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| Site Ref | 468 | Site Name | Land adjacent to Brookside Primary School 1 |
|-----------|------------|------------|--|
| Site Size | 1.32 Ha | Settlement | Telford |
| PDL | GR | Comment | Field to west of new Windmill Primary School (formerly Brookside Primary School), close to services in Brookside |

| Suitability for housing | |
|-------------------------|--|
| Location | |
| Policy | Green Network |
| considerations | |
| Physical constraints | One tree (oak) in centre of site covered by a TPO |
| Potential Impacts | Site access onto public network constrained |
| Amenity impacts | |
| Overall Suitability | Site is designated as green network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|---|
| | | |
| Availability | | _ |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

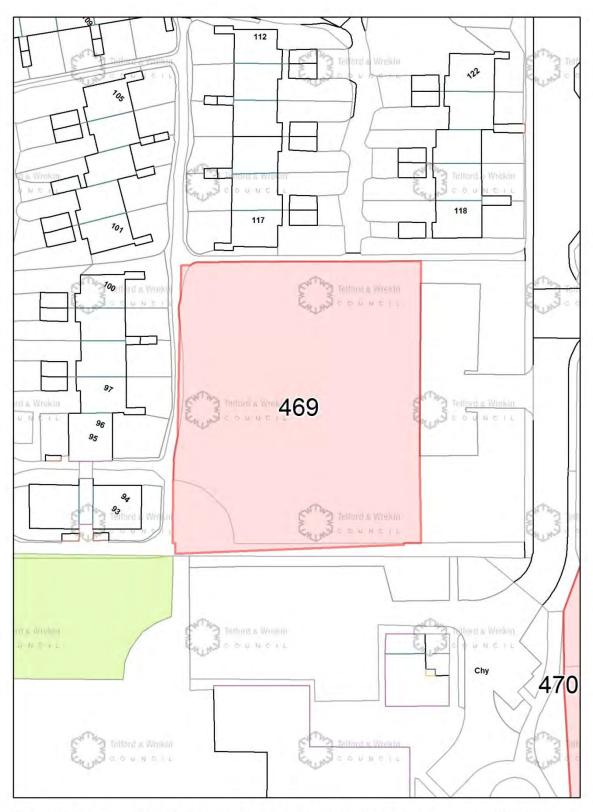
| Estimated site | Estimated site density and timeframe for delivery | | | | | | |
|----------------|---|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 469 | Site Name | Land adjacent to Brookside Primary School 2 |
|---------------|-------------|--------------|--|
| Site Size | 0.633 Ha | Settlement | Telford |
| PDL | | Comment | Site along with contiguous land to north and site 470 has planning permission for housing (reference TWC/2012/0778). The size of the site is less than 0.5 Ha. It has therefore not been assessed further. |
| | | | |
| Suitability f | or housing | | |
| Location | | | |
| Policy | | | |
| considerati | ons | | |
| Physical co | nstraints | | |
| Potential In | npacts | | |
| Amenity im | • | | |
| Overall Suit | ability | | |
| Suitability | | | |
| | | | |
| | | | |
| Availability | | | |
| A 11 1 1111 | | | |
| Availability | | | |
| | | | |
| Achievabilit | ty | | |
| No constrai | | | |
| Achievabilit | ty | | |
| | | | |
| | | | |
| Estimated s | ite density | and timefram | e for delivery |

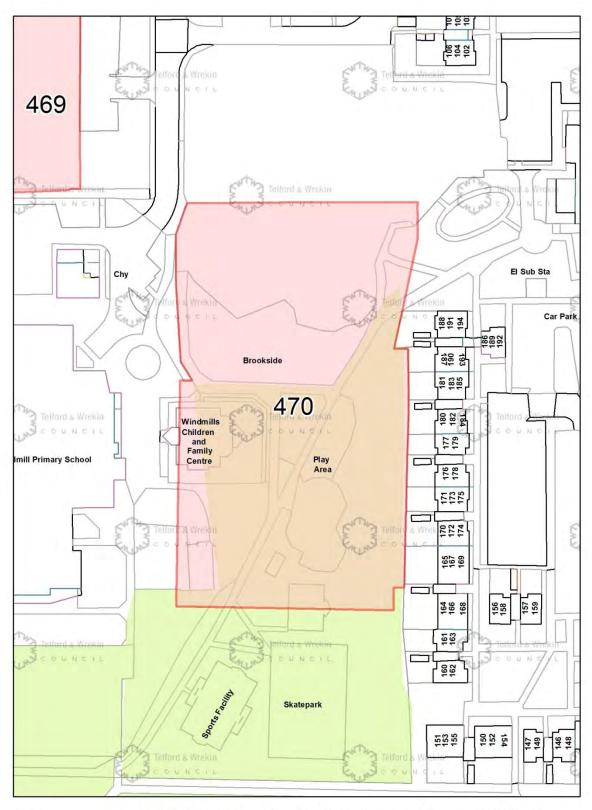
| Estimated site | Estimated site density and timeframe for delivery | | | | | | | | |
|----------------|---|---------------|--------|------|--|--|------------|--|--|
| Developable | | Net site area | | | | | | | |
| area (%) | | | | | | | | | |
| Density(dph) | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | | |
| (dwellings) | | | | | | | | | |
| Comment | | | | | | | | | |
| | | | | | | | | | |



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| Site Ref | 470 | Site Name | Land adjacent to Brookside Primary School 3 |
|-----------|-------------|------------|--|
| Site Size | 0.633 Ha | Settlement | Telford |
| PDL | | Comment | Site, along with contiguous land to north and part of SHLAA site 469, has planning permission for housing (reference TWC/2012/0778) and has therefore not been assessed further. |
| | | | TWC/2012/07/8) and has therefore not been assessed further. |

| Suitability for | housing | | | | | |
|-----------------|----------------|---------------|------------|---|------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | acts | | | | | |
| Amenity impa | cts | | | | | |
| Overall Suitab | ility | | | | | |
| Suitability | | | | | | |
| | | | | | | |
| | | | | | | |
| Availability | | | | | | |
| - | | | | | | |
| Availability | | | | | | |
| - | • | | | | | |
| | | | | | | |
| Achievability | | | | | | |
| No constraints | 5 | | | | | |
| Achievability | | | | | | |
| | · | • | | | | |
| | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | |
| (dwellings) | , | | , | | | |
| Comment | | L | | 1 | | |

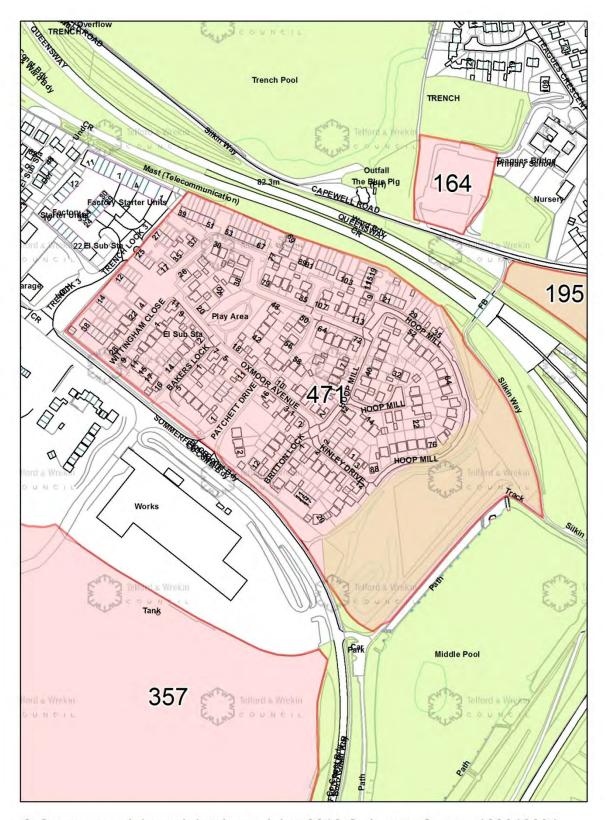


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| Site Ref | 471 | Site Name | Former Capewell Works, Trench Lock |
|-----------|-------------|------------|---|
| Site Size | 9.595 Ha | Settlement | Telford |
| PDL | BR/ GR | Comment | The site has planning permission for residential development (TWC/2012/0220) for 234 dwellings. It has therefore not been assessed further. |

| Suitability for | housing | | | | | | |
|-----------------|----------------|---------------|----------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
| | | <u>_</u> | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
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| Availability | | | | | | | |
| - | | <u>-</u> | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| No constraints | | | | | | | |
| Achievability | | | | | | | |
| | • | • | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | - | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | arc | | 11 years + | |

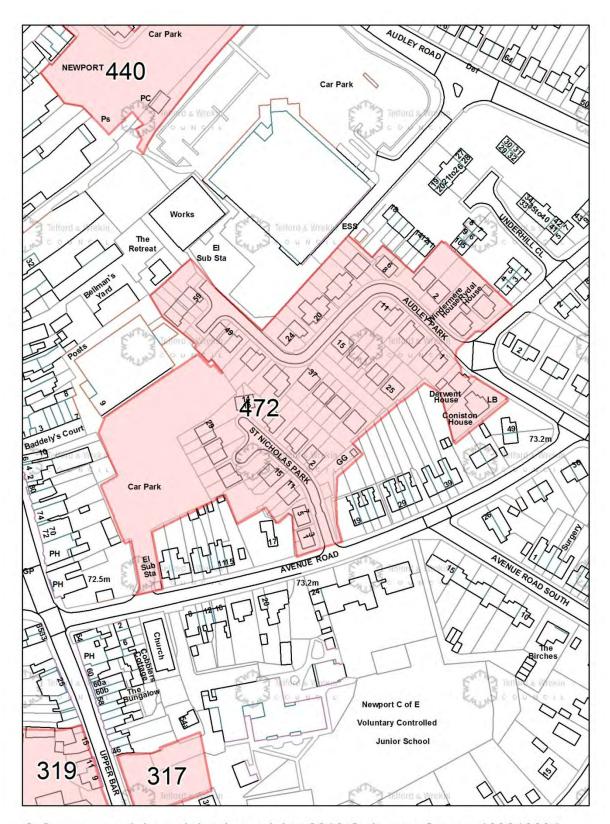
(dwellings) Comment



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| Site Ref | 472 | Site Name | Concrete Works, Avenue Road, Newport |
|-----------|-------------|------------|---|
| Site Size | 1.999 Ha | Settlement | Newport |
| PDL | BR | Comment | The site has planning permission for 61 homes (reference TWC/2011/0334 – approved November 2012) and has therefore not been assessed further. |

| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| No constraints | 5 | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for de | elivery | • | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |

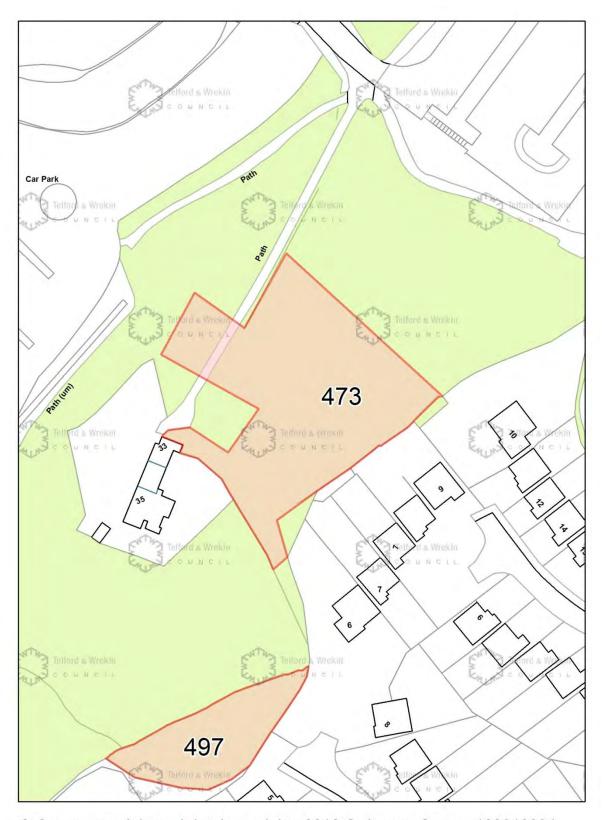


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| Site Ref | 473 | Site Name | Land North West of Raynards Meadow |
|-----------|-------------|------------|--|
| Site Size | 0.256 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site is less than 0.5Ha. It has therefore not been assessed further. |

| Suitability for ho | ousing | | | | |
|--------------------|-----------------|----------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constra | nints | | | | |
| Potential Impac | ts | | | | |
| Amenity impact | :S | | | | |
| Overall Suitabili | ty | | | | |
| Suitability | | | | | |
| | | | | | |
| | | | | | |
| Availability | | | | | |
| | | | | | |
| Availability | | | | | |
| | | | | | |
| | | | | | |
| Achievability | | | | | |
| No constraints | | | | | |
| Achievability | | | | | |
| | | | | | |
| | | | | | |
| Estimated site d | lensity and tir | meframe for de | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe (| 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |

Comment



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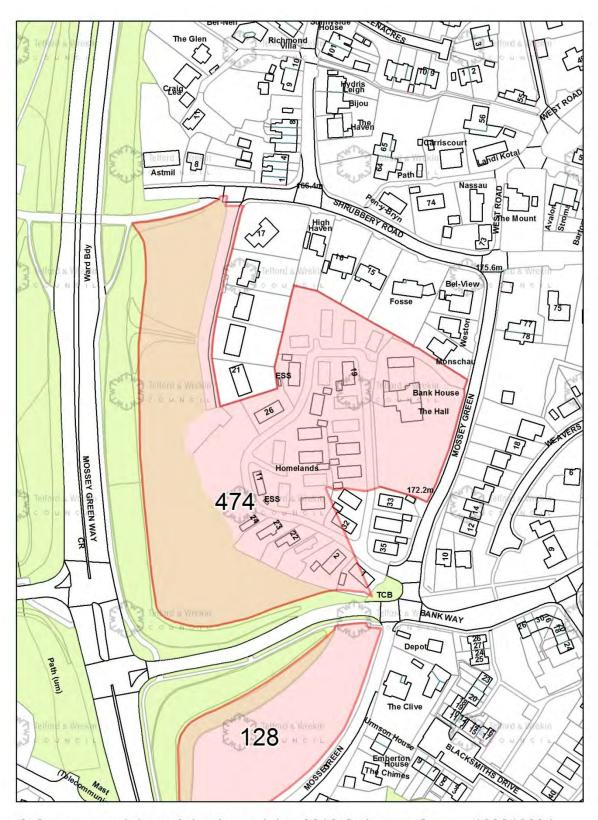
| Site Ref | 474 | Site Name | Homeland Caravan Park |
|-----------|-------------|------------|---|
| Site Size | 2.226 HA | Settlement | Telford |
| PDL | BR/ GR | Comment | Caravan park on most of site with planning permission to extend provision to 28 homes (TWC/2011/0769) |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Western edge in Green Network |
| considerations | |
| Physical constraints | Mining consideration area; Listed building on the site; TPOs (on part of site) |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site outside Green Network boundary has a residential use. Development not supported in principle on Green Network land in principle. For this part of the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|---|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | • | | | |



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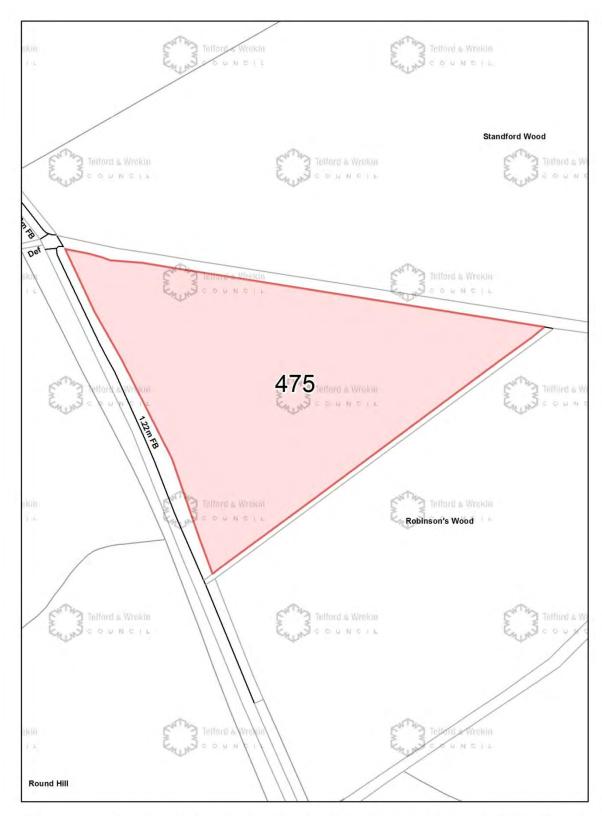
| Site Ref | 475 | Site Name | Robinsons Wood, Standford |
|-----------|-------------|------------|---------------------------------------|
| Site Size | 1.916 Ha | Settlement | Countryside |
| PDL | GR | Comment | Remote forested site north of Edgmond |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Minerals safeguarding area; Grade 3 agricultural land; open countryside |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Isolated site in open countryside |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | • | | |



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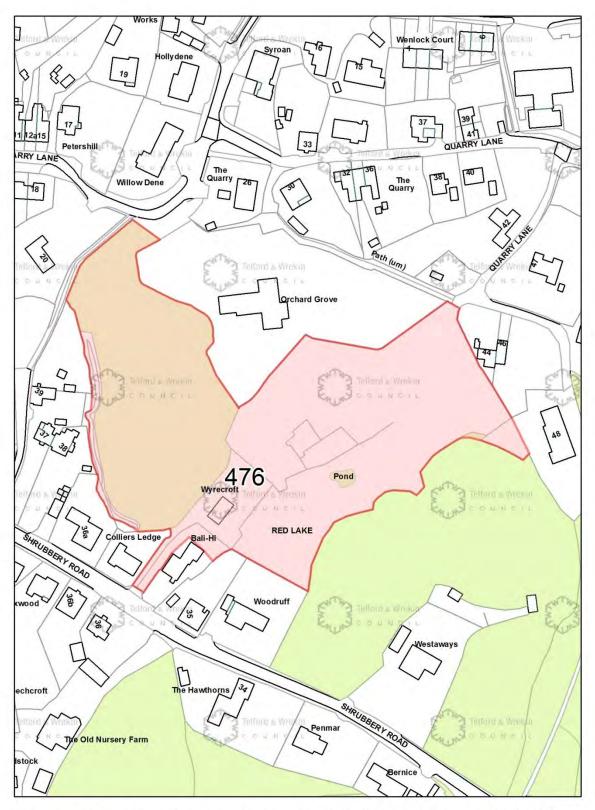
| Site Ref | 476 | Site Name | Land north of Shrubbery Road |
|-----------|-------------|------------|------------------------------|
| Site Size | 1.409 Ha | Settlement | Telford |
| PDL | GR/ BR | Comment | Backland urban setting |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network (half the site) |
| considerations | |
| Physical constraints | Former quarry; mineshafts; restricted access onto Shrubbery Road; access |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Highly constrained. Site of visual interest in context. Development not supported on Green Network part of the site. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | | | |
|---|-----------|---------------|---------|-----|--|--|------------|--|--|--|
| Developable | | Net site area | | | | | | | | |
| area (%) | | | | | | | | | | |
| Density(dph) | | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | | 11 years + | | | |
| (dwellings) | | | | | | | | | | |
| Comment | | | | | | | | | | |



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| Site Ref | 477 | Site Name | 71 High Street, Newport |
|-----------|-------------|------------|---|
| Site Size | 0.108 Ha | Settlement | Newport |
| PDL | BR | Comment | The size of the site is less than 0.5 Ha. It has therefore not been assessed further. |

| Suitability for housing | | |
|----------------------------|------------------------|--|
| Location | | |
| Policy | | |
| considerations | | |
| Physical constraints | | |
| Potential Impacts | | |
| Amenity impacts | | |
| Overall Suitability | | |
| Suitability | | |
| | | |
| - | | |
| Availability | | |
| | | |
| Availability | | |
| | | |
| | | |
| Achievability | | |
| No constraints | | |
| Achievability | | |
| | _ | |
| | | |
| Estimated site density and | timeframe for delivery | |
| Developable | Net site area | |
| area (%) | | |

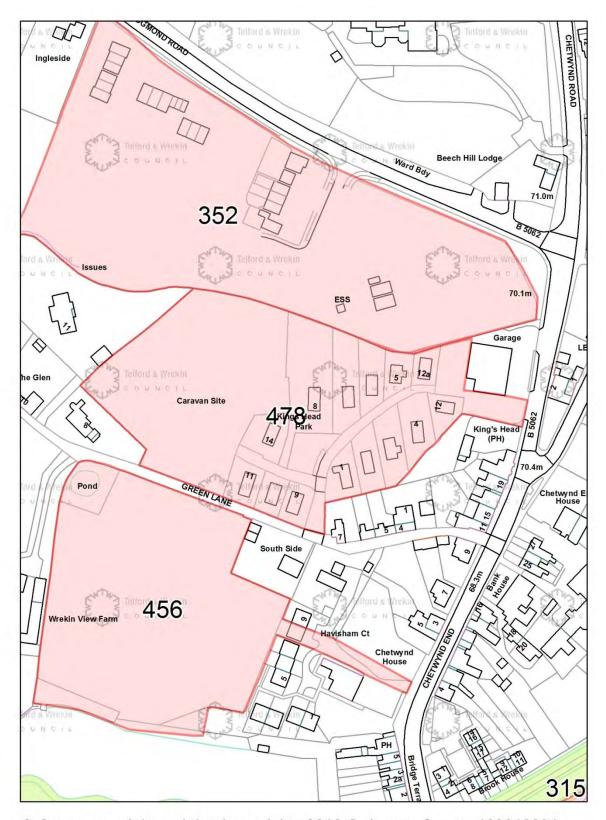
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 478 | Site Name | Kings Head Mobile Homes Park |
|---------------|-------------|------------|---|
| Site Size | 1.614 Ha | Settlement | Open countryside west of Newport |
| PDL | BR | Comment | The site has planning permission for the extension of a mobile home park across this site (reference TWC/2014/0036) which has been implemented. It has therefore not been assessed further. |
| Suitability f | or housing | | |
| Location | | | |

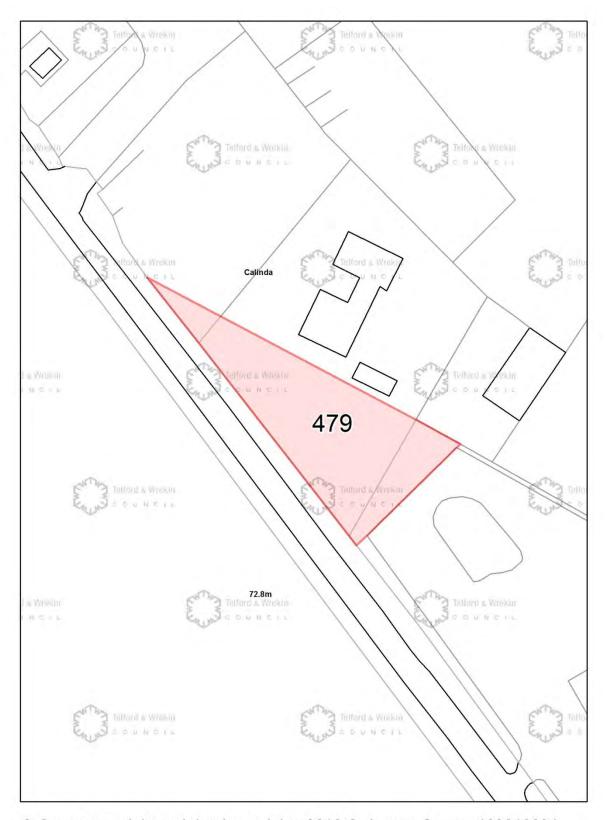
| | | furth | er. | | | | |
|-----------------|----------------|----------------|---------|-----|------|------------|---|
| | | | | | | | |
| | | | | | | | • |
| Suitability for | housing | | | | | | |
| Location | | | | | | | |
| Policy | | | | | | | |
| consideration | S | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
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| Availability | | | | | | | |
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| | | | | | | | |
| Achievability | | | | | | | |
| No constraint | S | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |
| | | | | | | | |



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| Site Ref | 479 | Site Name | Land adjacent to The Red |
|-----------|-------|------------|--|
| Site Size | 0.115 | Settlement | Open countryside |
| 5110 5120 | Ha | Settlement | open countryside |
| PDL | BR/ | Comment | The site is in open countryside. The size of the site is less than |
| | GR | | 0.5 Ha. The site has therefore not been assessed further. |

| Suitability for | housing | | | | | | |
|-----------------|----------------|---------------|---------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| No constraints | 5 | 1 | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 480 | Site Name | The Pigge, Rodington |
|-----------|-------------|------------|---|
| Site Size | 0.115 Ha | Settlement | Rural settlement |
| PDL | BR/ GR | Comment | The size of the site is less than 0.5 Ha. The site has therefore not been assessed further. |

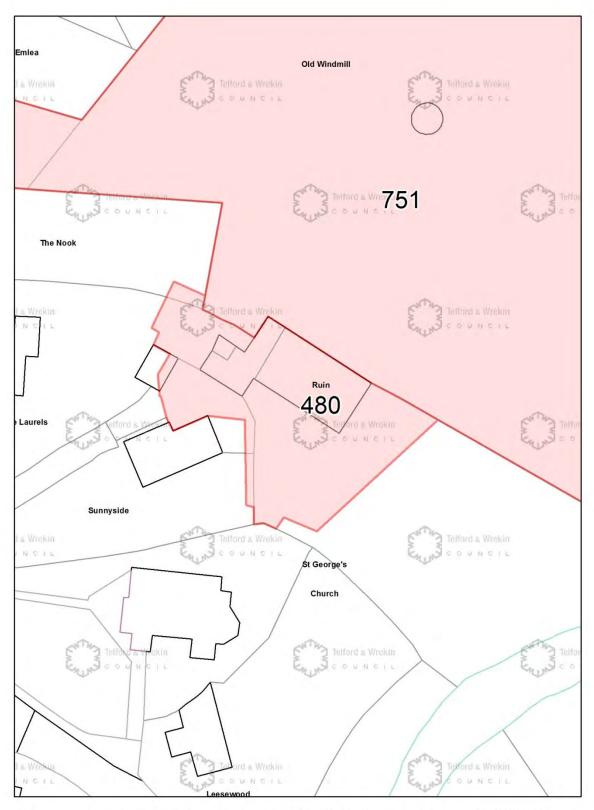
| Cuitabilita da aba | | | |
|--------------------|---------------|----------------------|---|
| Suitability for ho | using | | |
| Location | | | |
| Policy | | | |
| considerations | | | |
| Physical constra | ints | | |
| Potential Impact | :S | | |
| Amenity impacts | 5 | | |
| Overall Suitabilit | :y | | |
| Suitability | | | |
| | | | |
| | | | _ |
| Availability | | | |
| | | | |
| Availability | | | |
| | | | |
| | | | |
| Achievability | | | |
| No constraints | | | |
| Achievability | | | |
| | | - | |
| | | | |
| Estimated site d | ensity and ti | meframe for delivery | |
| Developable | - | Net site area | |
| area (%) | | | |
| Density(dph) | | | |

6-10 years

11 years +

Timeframe

(dwellings) Comment 0-5 years



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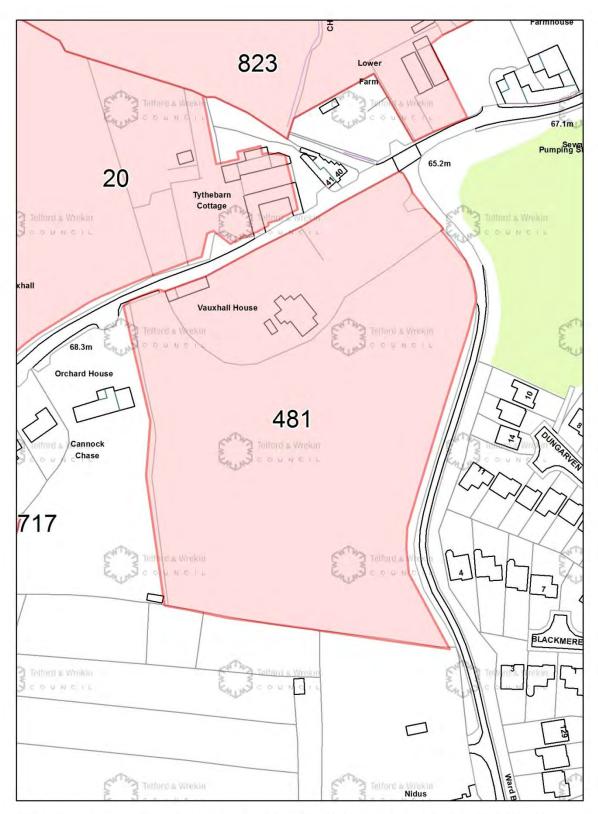
| Site Ref | 481 | Site Name | Land at Vauxhall House, Newport |
|-----------|-------------|------------|---|
| Site Size | 2.017 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Long history of planning applications for residential development on the site |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Mineral safeguarding area |
| considerations | |
| Physical constraints | Listed building on site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Would extend urban boundary of Newport towards Edgmond for which there |
| | is no apparent justification |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |
| , tranacine, | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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| Site Ref | 483 | Site Name | Land at Southall Road, Dawley |
|-----------|-------------|------------|--|
| Site Size | 0.131 Ha | Settlement | Telford |
| PDL | BR | Comment | The size of the site is less than 0.5 Ha and it has therefore not been assessed further. |

| Suitability for housi | ng . |
|-----------------------|-------------------------------|
| Location | |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
| | |
| | |
| Availability | |
| | |
| Availability | |
| | |
| | |
| Achievability | |
| No constraints | |
| Achievability | |
| | |
| | |
| | ty and timeframe for delivery |
| Developable | Net site area |
| area (%) | |
| Density(dph) | |

6-10 years

11 years +

Timeframe

(dwellings) Comment 0-5 years



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| Site Ref | 484 | Site Name | Proposed Development at Red Lees, Ketley |
|-----------|-------------|------------|--|
| Site Size | 0.442 Ha | Settlement | Telford |
| PDL | BR | Comment | The size of the site is less than 0.5 Ha and it has therefore not been assessed further. |

| Suitability for h | nousing | | | | |
|-------------------|----------------|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constr | aints | | | | |
| Potential Impa | cts | | | | |
| Amenity impac | | | | | |
| Overall Suitabi | lity | | | | |
| Suitability | | | | | |
| | | | | | |
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| Availability | | | | | |
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| Availability | | | | | |
| | | | | | |
| | | | | | |
| Achievability | | | | | |
| No constraints | | | | | |
| Achievability | | | | | |
| | | | | | |
| | | | | | |
| Estimated site | density and ti | | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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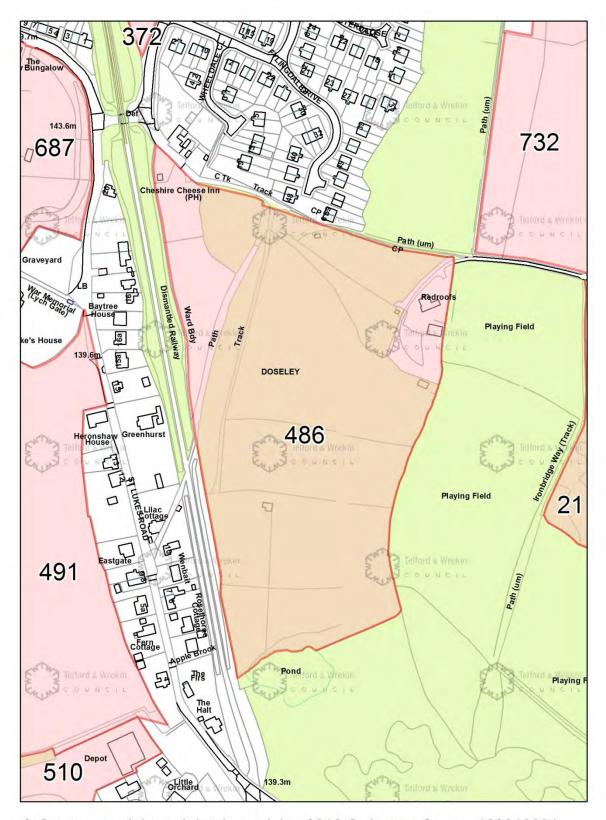
| Site Ref | 486 | Site Name | Land east of St Lukes Road, Dawley Hamlets |
|-----------|-------------|------------|--|
| Site Size | 2.533 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | } |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Part of site identified for housing in Wrekin Local Plan; Green Network (part) |
| considerations | |
| Physical constraints | Mining consideration area; within 250m of a landfill |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Part of site designated as Green Network, so development is not supported in |
| | principle. For the site to become appropriate for residential use suitable |
| | justification would be required to outweigh the green network designation, or |
| | following a review of the local plan. Other constraints too. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site | mated site density and timeframe for delivery | | | | | | | |
|----------------|---|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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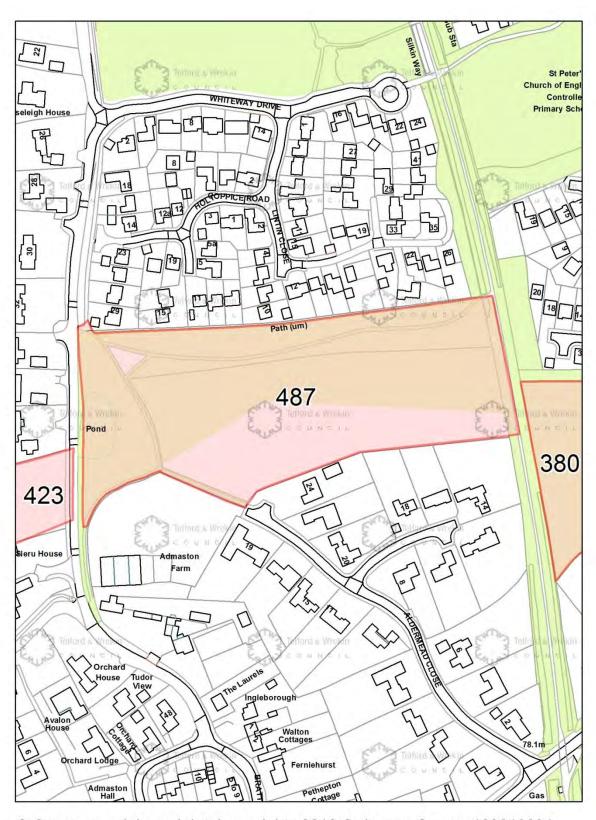
| Site Ref | 487 | Site Name | Land east of Bratton Road |
|-----------|-------------|------------|----------------------------|
| Site Size | 2.533 Ha | Settlement | Telford |
| PDL | GR | Comment | Open land in urban setting |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Grade 2 agricultural land; Green Network |
| considerations | |
| Physical constraints | Mineral consideration area |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Valued green space at edge of Telford designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

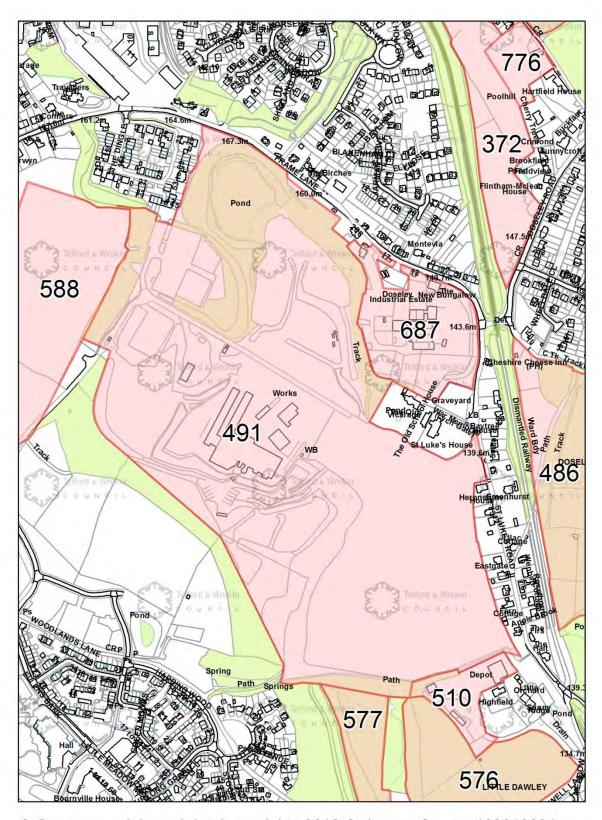
| Estimated site | density and timeframe for delivery | | | | | | |
|----------------|------------------------------------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 491 | Site Name | Former Johnstone Pipes Enstone Precast |
|-----------|--------------|------------|--|
| Site Size | 25.381 Ha | Settlement | Telford |
| PDL | BR | Comment | Site has been given planning permission in 2014 (reference TWC/2012/0650) for up to 460 dwellings. The site has therefore not been considered further. |

| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
| No constraints | 5 | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
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| | density and ti | meframe for de | elivery | • | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 493 | Site Name | Land off Hadley Park Road, Hadley |
|-----------|-------------|------------|---|
| Site Size | 0.502 Ha | Settlement | Telford |
| PDL | BR | Comment | Site has been redeveloped and built out (14 homes – original planning permission W2004/1429). It has therefore not been considered further. |

| Suitability for | housing | | | | | | |
|-----------------|----------------|---------------|---------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | ; | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
| No constraints | | | | | | | |
| Achievability | | | | | | | |
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| | | | | | | | |
| | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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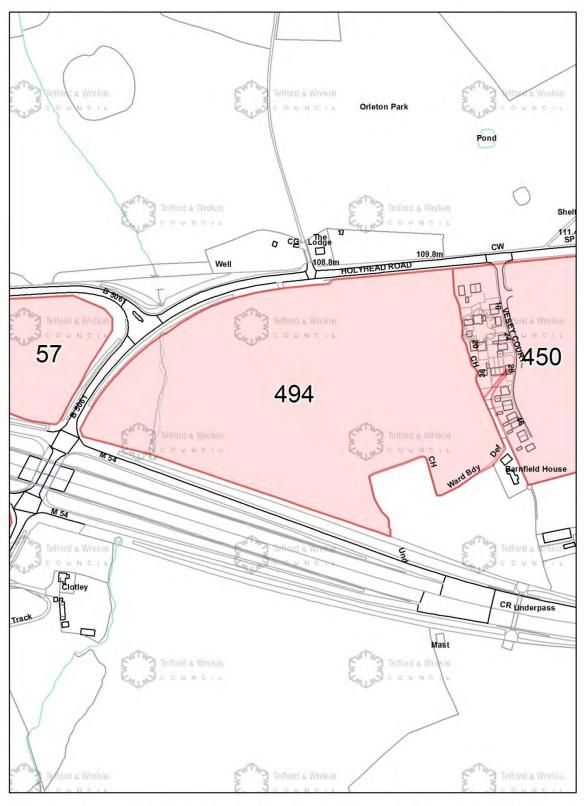
| Site Ref | 494 | Site Name | Land north east of M54 Junction 7 |
|-----------|-------------|------------|--|
| Site Size | 7.314 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Agricultural land beyond urban boundary on approach road to Wellington |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open countryside; Minerals safeguarding area; Part Grade 2 and Part Grade 3 |
| considerations | agricultural land; proximity to Orleton Park (Grade 2 listed) |
| Physical constraints | Proximity to M54 – noise constraints |
| Potential Impacts | Impact of insensitive development to/ from The Wrekin AONB |
| Amenity impacts | |
| Overall Suitability | Loss of agricultural land not justified, contrary to policy on parks and gardens |
| | (BE7) and minerals (ER2) |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|--|
| Developable | | Net site area | | | | | | | |
| area (%) | | | | | | | | | |
| Density(dph) | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | | |
| (dwellings) | | | | | | | | | |
| Comment | | | | | | | | | |



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| Site Ref | 497 | Site Name | Land off The Foxes |
|-----------|-------------|------------|---|
| Site Size | 0.075 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site is less than 0.5 Ha and has therefore not been considered further. |

| Suitability for l | nousing | | | | | | |
|-------------------|----------------|----------------|----------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 3 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | lity | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
| No constraints | | Ī | | | | | |
| Achievability | | | | | | | |
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| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | ars | | 11 years + | |

(dwellings) Comment



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| Site Ref | 499 | Site Name | Land off The Crest |
|-----------|-------------|------------|---|
| Site Size | 0.293 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site is less than 0.5 Ha and has therefore not been considered further. |

| Suitability for | housing | | | | | | | |
|---|---------------------------|---------------|------------|--|------------|--|--|--|
| Location | | | | | | | | |
| Policy | | | | | | | | |
| considerations | 5 | | | | | | | |
| Physical const | raints | | | | | | | |
| Potential Impa | acts | | | | | | | |
| Amenity impa | cts | | | | | | | |
| Overall Suitab | ility | | | | | | | |
| Suitability | | | | | | | | |
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| Availability | | | | | | | | |
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| Availability | | | | | | | | |
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| Achievability | | | | | | | | |
| No constraints | 5 | | | | | | | |
| Achievability | | | | | | | | |
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| | | | | | | | | |
| | density and ti | meframe for d | elivery | | | | | |
| | Developable Net site area | | | | | | | |
| | area (%) | | | | | | | |
| Density(dph) | 0.5 | | 6.40 | | 44 | | | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | | | |
| (dwellings) | | | | | | | | |

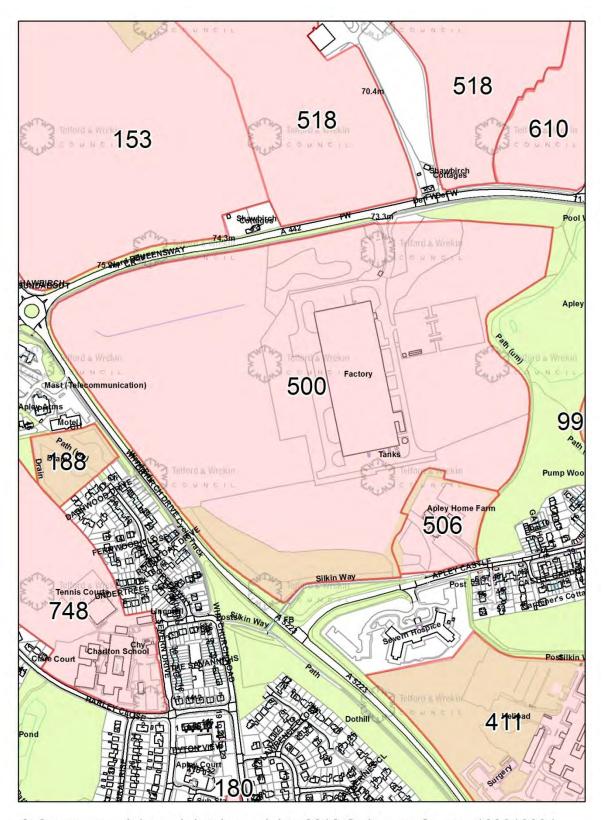
Comment



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| Site Ref | 500 | Site Name | Maxwell Expansion Land |
|-----------|--------------|------------|---|
| Site Size | 24.038 Ha | Settlement | Telford |
| PDL | BR | Comment | Site has planning permission for housing and retail redevelopment (TWC/2014/0746) and has therefore not assessed further. |

| Suitability for ho | ousing | | | | | | |
|--------------------|---------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constra | ints | | | | | | |
| Potential Impact | ts | | | | | | |
| Amenity impact | S | | | | | | |
| Overall Suitabili | ty | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| | | | | | | | |
| Estimated site d | ensity and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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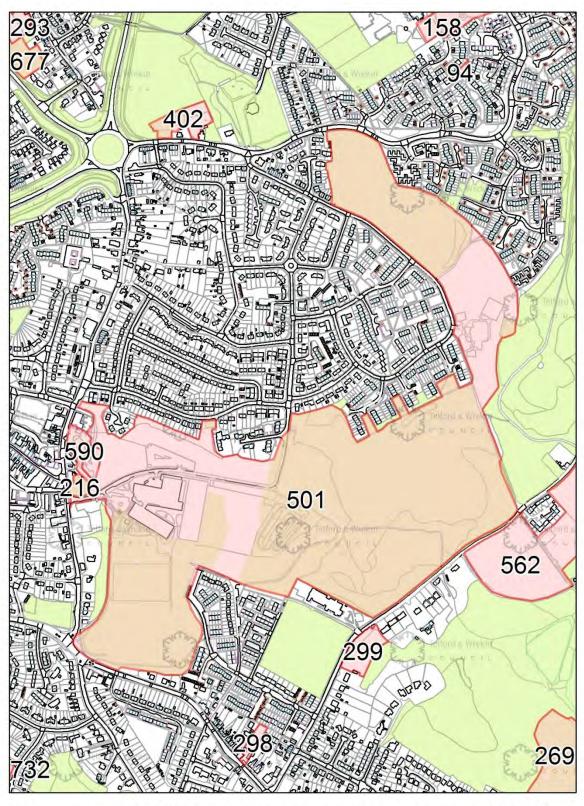
| Site Ref | 501 | Site Name | Paddock Mount, Hinkshay Road |
|--------------------|-----------|--------------|--|
| | | | |
| Site Size | 3.296 | Settlement | Telford |
| | На | | |
| PDL | BR | Comment | Site now has planning permission for comprehensive mixed |
| | | | use development including residential dwellings |
| | | | (TWC/2010/0036) and has therefore not assessed further. |
| | | | |
| | | | |
| Suitability fo | r housing | | |
| Location | | | |
| Policy | | | |
| consideration | | | |
| Physical cons | | | |
| Potential Imp | | | |
| Amenity imp | | | |
| Overall Suita | bility | | |
| Suitability | | | |
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| Availability | | | |
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| Availability | | | |
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| Achievability | | | |
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| Achievability | | | |
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| Fatimate 4.33 | | | a fan dallinan |
| | | and timefram | |
| Developable | | Net sit | e area |

6-10 years

area (%)
Density(dph)
Timeframe

(dwellings) Comment 0-5 years

11 years +



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| Site Ref | 502 | Site Name | Land at Mossey Green |
|-----------|-------------|------------|--|
| Site Size | 0.607 Ha | Settlement | Telford |
| PDL | BR | Comment | Site now has planning permission for housing (TWC/2015/0369) – in combination with site 371 – and has therefore not been assessed further. |

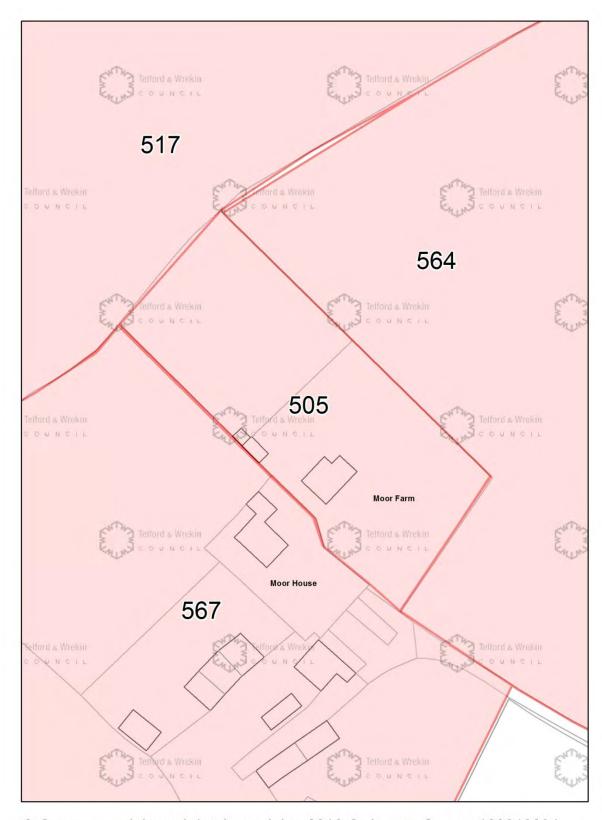
| Suitability for housing | | | | | | |
|------------------------------|----------------|---------|------|--|------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
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| Achievability |] | | | | | |
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| | | | | | | |
| Estimated site density and t | meframe for de | elivery | | | | |
| Developable | Net site area | | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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| Site Ref | 505 | Site Name | Moor House Farm |
|-----------|-------------|------------|--|
| Site Size | 0.421 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Size of site below the threshold of 0.5 Ha |

| Suitability for | housing | | | | | | |
|---|----------------|----------------|---------|-----|---|-------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | |] | | | | | |
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| Fatimate deite | -l : t t- : | | - It | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) Timeframe | 0 F voors | | 6 10 46 | | 1 | 11 400 00 1 | T |
| (dwellings) | 0-5 years | | 6-10 ye | ais | | 11 years + | |
| Comment | | | | | | | |
| Comment | | | | | | | |



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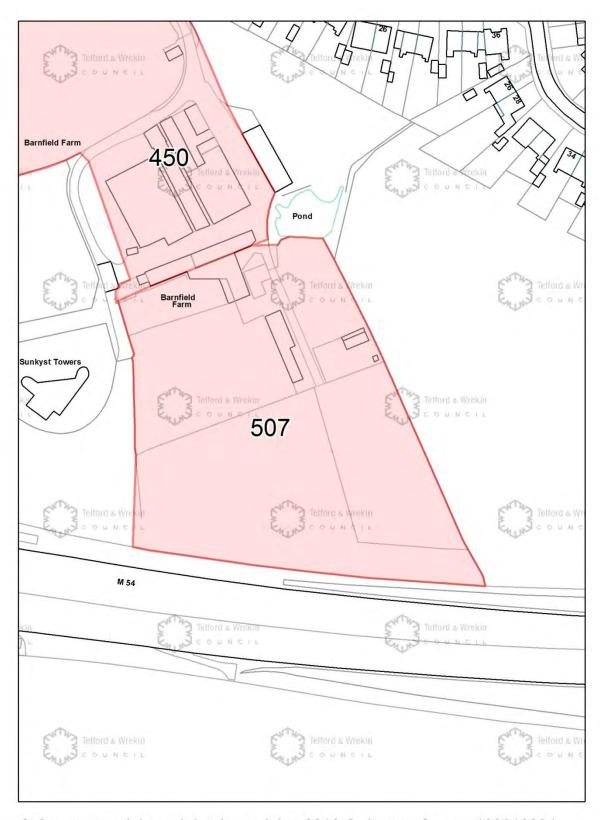
| Site Ref | 507 | Site Name | Land at Barnfield Farm |
|-----------|-------------|------------|---------------------------|
| Site Size | 1.258 Ha | Settlement | Open countryside |
| PDL | GR/BR | Comment | Site in open countryside. |

| Suitability for housing | Suitability for housing | | | | | | |
|-------------------------|---|--|--|--|--|--|--|
| Location | In open countryside | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constraints | | | | | | | |
| Potential Impacts | Land to south of M54 in The Wrekin Strategic Landscape | | | | | | |
| Amenity impacts | Southern edge of site adjoins M54. Restricted access to site. | | | | | | |
| Overall Suitability | Encroachment into open countryside at a sensitive location. | | | | | | |
| Suitability | Unsuitable | | | | | | |

| Availability | | |
|---------------|--|--|
| | | |
| Availability | | |
| · | | |
| | | |
| Achievability | | |
| | | |

Achievability

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|---------------------------|--|--------|------|--|--|------------|--|
| Developable | Developable Net site area | | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



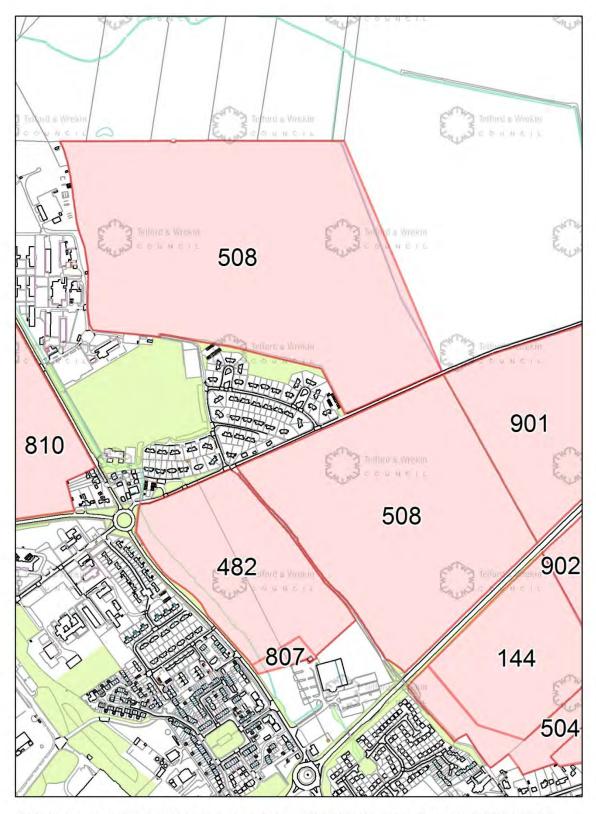
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| Site Ref | 508 | Site Name | Land at 'The Humbers' (site forms part of a larger site that |
|-----------|---------|------------|--|
| | (NORTH) | | straddles the A518) |
| Site Size | 49.402 | Settlement | Open countryside |
| | На | | |
| PDL | GR | Comment | North of Telford |

| Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|
| Location | Open countryside | | | | |
| Policy | Grade 2 agricultural land; mineral safeguarding area | | | | |
| considerations | | | | | |
| Physical constraints | mineral consideration area; gas pipeline buffer on northern edge of the site | | | | |
| Potential Impacts | Landscape impacts – broadacre farming. Not an urban fringe site. | | | | |
| Amenity impacts | Northern part of the site in proximity to army barracks (potential for conflict | | | | |
| | with military activity) | | | | |
| Overall Suitability | Unsuitable extension into open countryside at interface | | | | |
| Suitability | Unsuitable | | | | |

| Availability | |
|---------------|---|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |
| | • |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------------|------|--|--|------------|--|
| Developable | | Net site area | Net site area | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | | | |



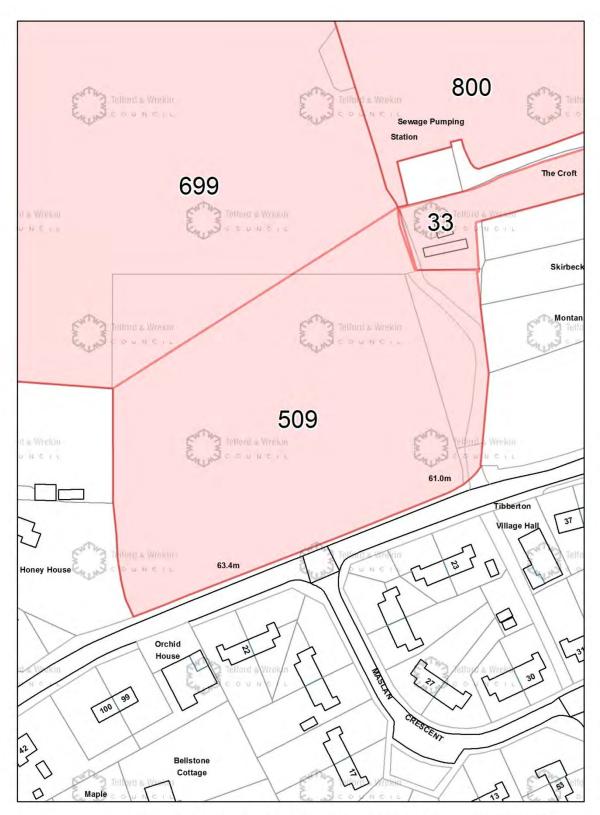
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| Site Ref | 509 | Site Name | Opposite Tibberton Shop |
|-----------|-------------|------------|--|
| Site Size | 1.056 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Close to village of Tibberton. On a bus route (rural level of services). |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Suitable settlement for infill (Policy HO10). Grade 3 agricultural land |
| considerations | |
| Physical constraints | Drainage an issue in the village; cumulative traffic impacts on road network |
| | into/out of village associated with new housing development |
| Potential Impacts | On open countryside and views to the north |
| Amenity impacts | None |
| Overall Suitability | While site enjoys close access to village, loss of site to housing would |
| | represent visually prominent intrusion into the open countryside likely to |
| | result in loss of best and most versatile agricultural land |
| Suitability | Unsuitable |

| Availability | |
|---------------|---|
| | |
| Availability | |
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| | |
| Achievability | |
| | |
| Achievability | |
| | • |

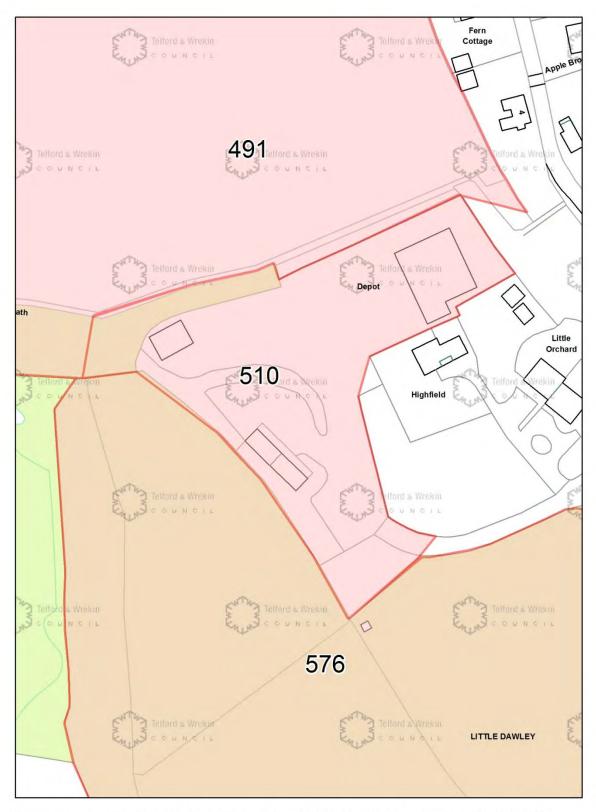
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------------------|------|--|--|------------|--|
| Developable | | Net site area | Net site area (ha) | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 510 | Site Name | Transport depot off Holywell Lane |
|-----------|-------------|------------|---|
| Site Size | 0.847 HA | Settlement | Telford |
| PDL | BR | Comment | Site has planning permission for housing (26 dwellings TWC/2010/0288)and has therefore not assessed further |

| Suitability for housing | | | | |
|--------------------------|---------------|------------|------------|--|
| Location | | | | |
| Policy | | | | |
| considerations | | | | |
| Physical constraints | | | | |
| Potential Impacts | | | | |
| Amenity impacts | | | | |
| Overall Suitability | | | | |
| Suitability | | | | |
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| Availability | | | | |
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| Achievability | | | | |
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| Achievability | | | | |
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| | | | | |
| Estimated site density a | | elivery | | |
| Developable | Net site area | | | |
| area (%) | | | | |
| Density(dph) | | | | |
| Timeframe 0-5 year | rs | 6-10 years | 11 years + | |
| (dwellings) | | | | |
| Comment | | | | |



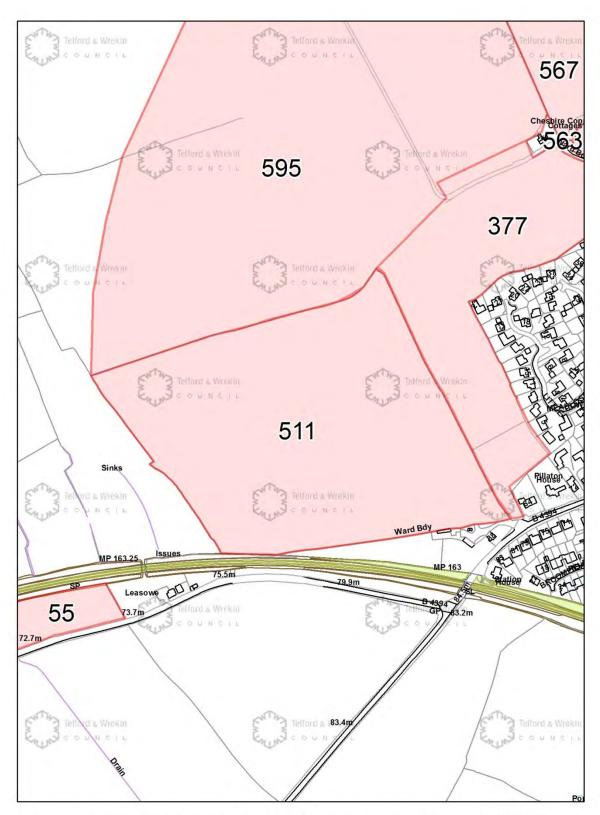
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| Site Ref | 511 | Site Name | Land off Station Road, Wellington |
|-----------|--------|------------|-----------------------------------|
| Site Size | 10.356 | Settlement | Open countryside |
| PDL | GR | Comment | Rural location west of Wellington |

| Suitability for housing | | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Open countryside | | | | | |
| Policy | Mineral safeguarding area; Grade 3A agricultural land (part) | | | | | |
| considerations | | | | | | |
| Physical constraints | Mineral consideration area. | | | | | |
| Potential Impacts | Impact on open countryside | | | | | |
| Amenity impacts | Potential traffic impacts arising from development of a large site on | | | | | |
| | Admaston | | | | | |
| Overall Suitability | Unsuitable extension into open countryside | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | |
|---------------|--|
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| Availability | |
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| Achievability | |
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| Achievability | |
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| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 513 | Site Name | Paddock Mound, Shepherd's Lane, Ketley |
|-----------|-------------|------------|---|
| Site Size | 0.375 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5 ha so not assessed further. |

| Suitability for ho | using | | | | | |
|--------------------|----------------|----------------|-----------|----|----------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical constrai | ints | | | | | |
| Potential Impact | :S | | | | | |
| Amenity impacts | 5 | | | | | |
| Overall Suitabilit | .y | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
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| Achievability | | | | | | |
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| Estimated site de | ensity and tir | meframe for de | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe 0 |)-5 years | | 6-10 year | ·s | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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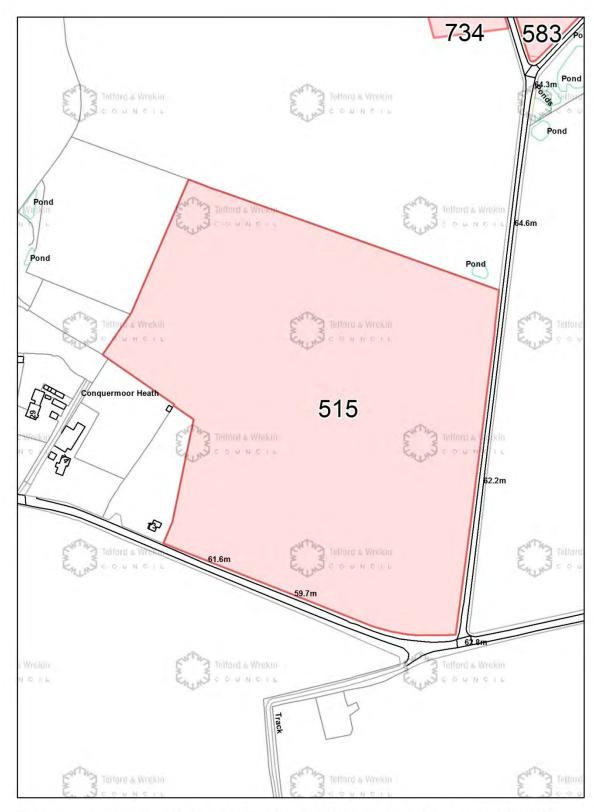
| Site Ref | 515 | Site Name | Land south-west of Tibberton |
|-----------|-------------|------------|--|
| Site Size | 9.047 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Site between Tibberton and Cherrington |

| Suitability for housing | | | | |
|-------------------------|--|--|--|--|
| Location | Open countryside | | | |
| Policy | Grade 2 agricultural land | | | |
| considerations | | | | |
| Physical constraints | Not on bus route so access to public transport restricted | | | |
| Potential Impacts | Direct access onto B5062 but access into/out of Tibberton for major | | | |
| | development constrained | | | |
| Amenity impacts | | | | |
| Overall Suitability | Unsustainable location. Potential traffic impact on Tibberton of major | | | |
| | development. | | | |
| Suitability | Unsuitable | | | |

| Availability | | |
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| Availability | | |
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| Achievability | | |
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| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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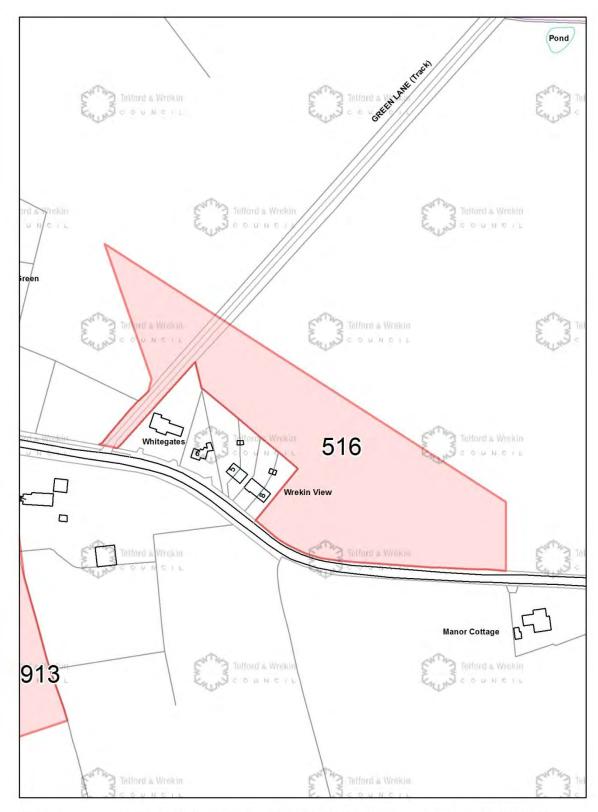
| Site Ref | 516 | Site Name | Land at Tibberton |
|-----------|-------------|------------|---------------------------|
| Site Size | 1.702 Ha | Settlement | Open countryside |
| PDL | GR | Comment | East of Tibberton village |

| Suitability for housing | Suitability for housing | | | | | | |
|-------------------------|--|--|--|--|--|--|--|
| Location | Open countryside | | | | | | |
| Policy | Grade 2 agricultural land (part); Grade 3 agricultural land (rest) | | | | | | |
| considerations | | | | | | | |
| Physical constraints | | | | | | | |
| Potential Impacts | No pavement/ lighting on road making pedestrian movements into village unsafe. Potential cumulative impact of major developments on access into/out of village | | | | | | |
| Amenity impacts | | | | | | | |
| Overall Suitability | Unsustainable location | | | | | | |
| Suitability | Unsuitable | | | | | | |

| Availability | | | |
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| Availability | | | |

| Achievability | | |
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| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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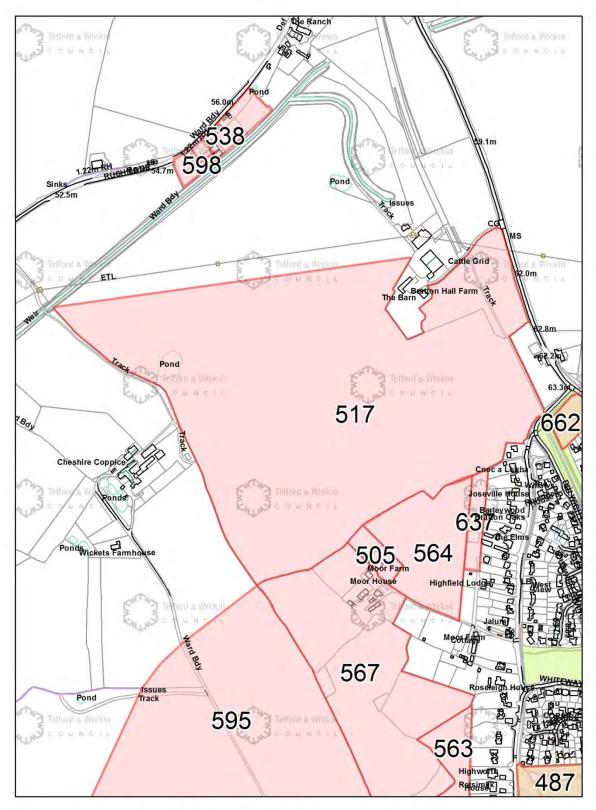
| Site Ref | 517 | Site Name | Land at Bratton |
|-----------|--------------|------------|------------------------------------|
| Site Size | 27.675 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Agricultural land north of Telford |

| Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|
| Location | Open countryside | | | | |
| Policy | Almost all of site is Grade 2 agricultural land; Minerals Safeguarding Area | | | | |
| considerations | | | | | |
| Physical constraints | | | | | |
| Potential Impacts | Major development has potential impacts on road network (B5063) | | | | |
| Amenity impacts | | | | | |
| Overall Suitability | Unsustainable location representing loss of high quality agricultural land. | | | | |
| | Moreover, site distant from the arc of employment sites being promoted in | | | | |
| | Local Plan. | | | | |
| Suitability | Unsuitable | | | | |

| Availability | | |
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| Availability | | |

| Achievability | | |
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| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



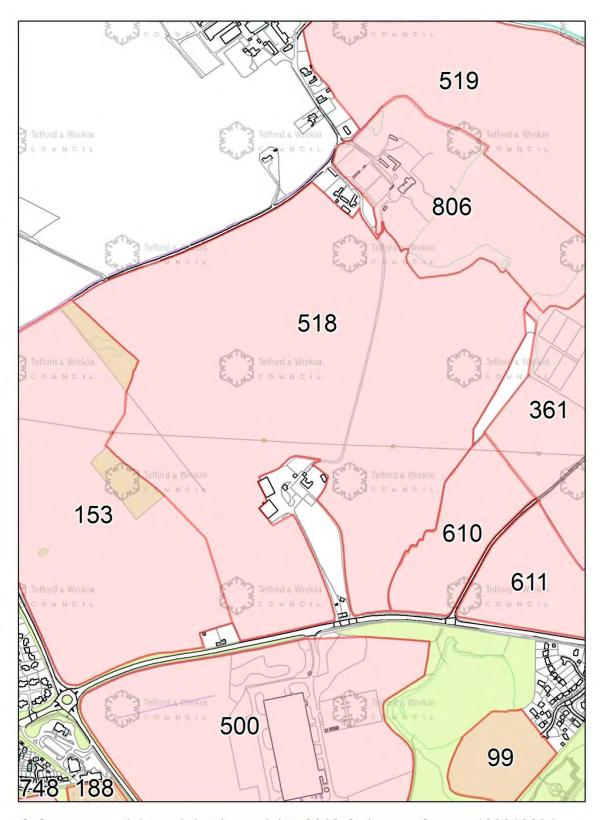
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| Site Ref | 518 | Site Name | Land off A442 and north of Eyton Farm |
|-----------|--------|------------|--|
| | | | |
| Site Size | 46.787 | Settlement | Open countryside |
| | На | | |
| PDL | GR | Comment | North of Telford urban area and adjacent to employment |
| | | | allocation at Shawbirch |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Grade 2 agricultural land; mineral safeguarding area; adjacent to employment |
| considerations | allocation (site E28) which benefits from section 7(1)consent. Local Plan |
| | allocation allows for B2/ B8 uses |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | Development of site for housing could prejudice/ sterilise release of adjacent |
| | land for employment |
| Overall Suitability | Loss of best and most versatile agricultural land and sterilisation of mineral |
| | resources not justified. |
| Suitability | Unsuitable |

| Availability | |
|---------------|---|
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| Availability | |
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| Achievability | |
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| Achievability | |
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| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | | | | |



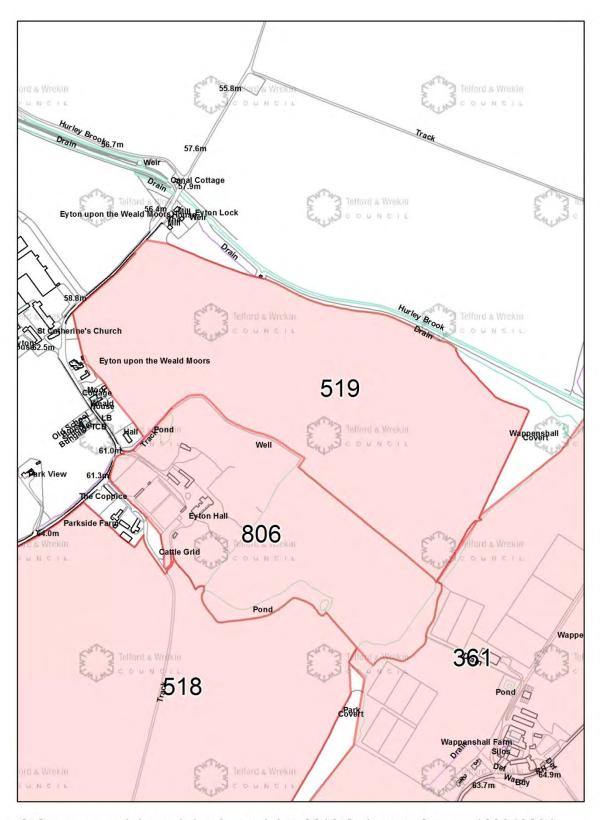
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| Site Ref | 519 | Site Name | Land at Eyton upon the Weald Moors |
|-----------|--------------|------------|------------------------------------|
| Site Size | 18.704 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Remote location north of Telford |

| Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|
| Location | Open countryside | | | | |
| Policy | Grade 2 agricultural land; Flood Zone 3 (substantial part); mineral | | | | |
| considerations | safeguarding area | | | | |
| Physical constraints | Adjacent listed buildings | | | | |
| Potential Impacts | | | | | |
| Amenity impacts | Highways impact if extensive development promoted | | | | |
| Overall Suitability | Unsustainable location for development | | | | |
| Suitability | Unsuitable | | | | |

| Availability | |
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| Achievability | |

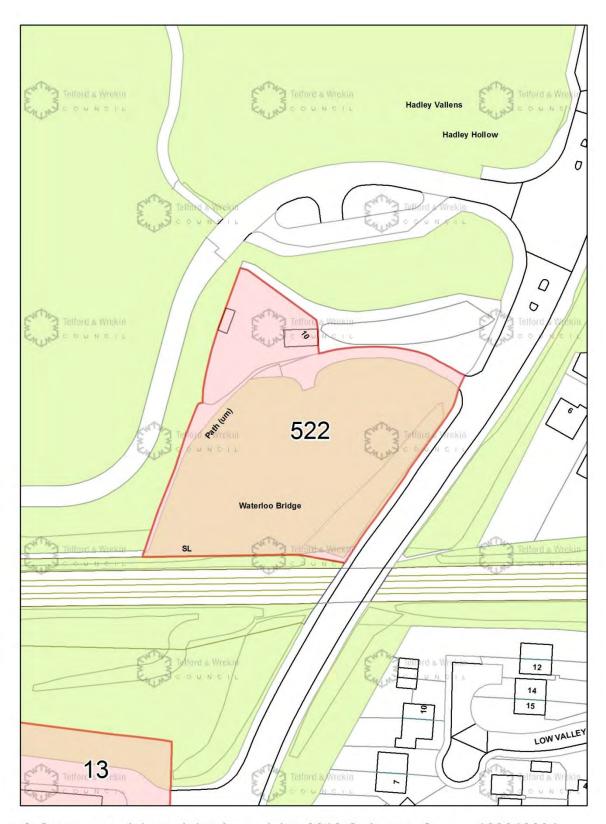
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 522 | Site Name | Land at Mossey Green |
|-----------|-------------|------------|---|
| Site Size | 0.372 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5 Ha and therefore not assessed further |

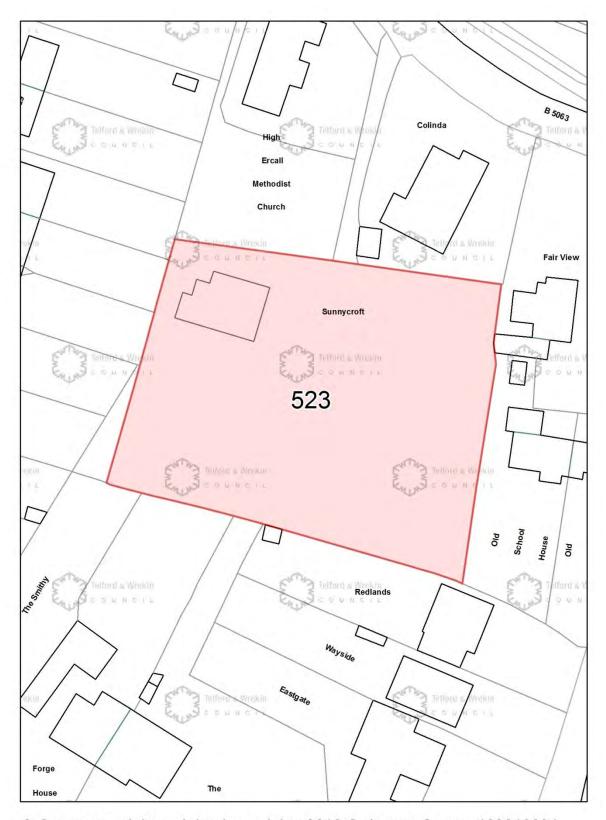
| Suitability for hou | ısing | | | | | | |
|---------------------|--------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constrain | | | | | | | |
| Potential Impacts | | | | | | | |
| Amenity impacts | | | | | | | |
| Overall Suitability | , | | | | | | |
| Suitability | | | | | | | |
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| Achievability | | | | | | | |
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| Estimated site de | nsity and ti | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| | 5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 523 | Site Name | Sunny Croft |
|-----------|-------------|------------|---|
| Site Size | 0.293 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | Size of site below the threshold of 0.5 Ha and therefore not assessed further |

| Suitability for | housing | | | | | | |
|---------------------------------------|----------------|----------------|----------|----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | rs | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



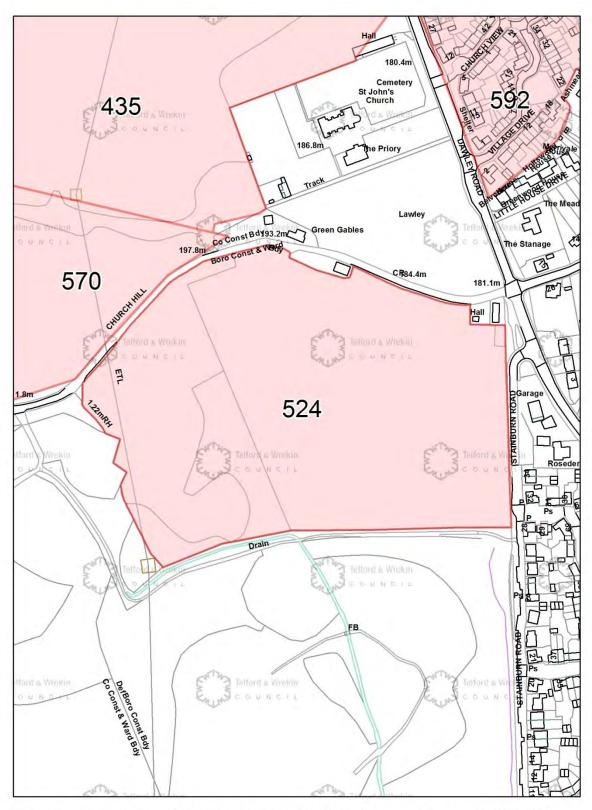
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| Site Ref | 524 | Site Name | Land adjacent to Wellington Road |
|-----------|-------------|------------|----------------------------------|
| Site Size | 5.903 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | | | | |
|-------------------------|--|--|--|--|
| Location | Open countryside | | | |
| Policy | Minerals safeguarding area, immediately adjacent to The Wrekin Strategic | | | |
| considerations | Landscape | | | |
| Physical constraints | Mining consideration area – mineshafts on site, TPO | | | |
| Potential Impacts | On local wildlife site to the west | | | |
| Amenity impacts | | | | |
| Overall Suitability | Not suitable | | | |
| Suitability | Unsuitable | | | |

| Availability | |
|---------------|---|
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| Availability | |
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| Achievability | |
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| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 527 | Site Name | The Ley, Dawley |
|-----------|-------------|------------|---|
| Site Size | 0.286 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below the threshold of 0.5 ha and has not therefore been assessed further. |

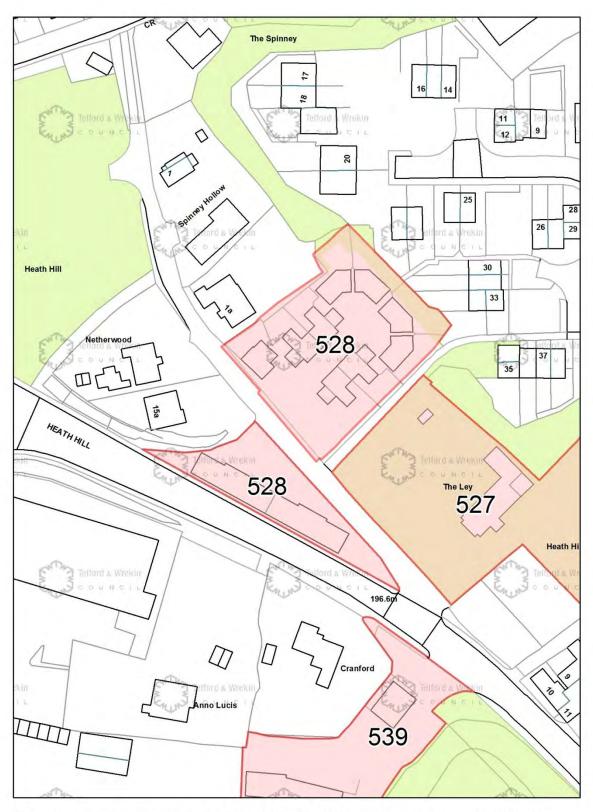
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Achievability |
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| Achievability |
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| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 528 | Site Name | The White Horse Pub |
|-----------|-------------|------------|---|
| Site Size | 0.257 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of the site is below the threshold of 0.5 ha and has not been assessed further |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Achievability |
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| Achievability |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 529 | Site Name | Land to rear of 44 Elmsdale Crescent/Bostock Close |
|-----------|-------------|------------|--|
| Site Size | 0.121 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below 0.5ha and has therefore not been assessed further |

| Suitability for h | ousing | | | | | | |
|-------------------|----------------|----------------|---------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constr | aints | | | | | | |
| Potential Impa | cts | | | | | | |
| Amenity impac | | | | | | | |
| Overall Suitabil | ity | | | | | | |
| Suitability | | | | | | | |
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| Achievability | | | | | | | |
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| Estimated site | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 530 | Site Name | The Swan Hotel |
|-----------|-------------|------------|--|
| Site Size | 0.121 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below 0.5Ha and has therefore not been assessed further |

| Suitability for ho | using | | | | |
|--------------------|----------------|---------------|------------|----------|---|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constrai | ints | | | | |
| Potential Impact | :s | | | | |
| Amenity impacts | 5 | | | | |
| Overall Suitabilit | .y | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
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| Estimated site de | ensity and tir | | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| |)-5 years | | 6-10 years | 11 years | + |
| (dwellings) | | | | | |
| Comment | | | | | |



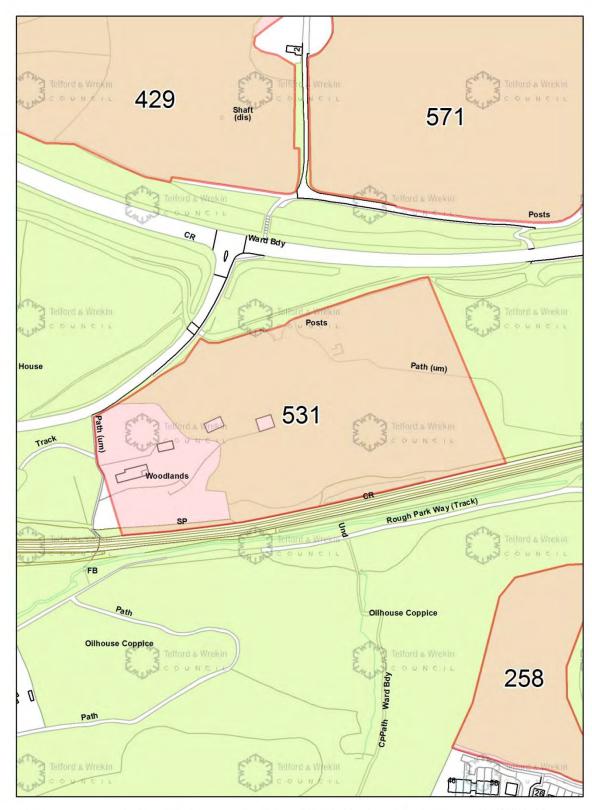
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| Site Ref | 531 | Site Name | Cherry Tree Hill |
|-----------|-------------|------------|------------------|
| Site Size | 3.089 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | |
|-------------------------|--|--|--|--|--|
| Location | Telford urban area | | | | |
| Policy | Green Network – land used as a wildlife site too. A slither of the site is inside | | | | |
| considerations | the Ironbridge Gorge World Heritage Site. | | | | |
| Physical constraints | Much of site covered by a TPO. The Flood Zone 3 borders the site | | | | |
| Potential Impacts | Impact on World Heritage Site (setting) and landscape | | | | |
| Amenity impacts | Loss of Green Network | | | | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. | | | | |
| Suitability | Unsuitable | | | | |

| Availability | |
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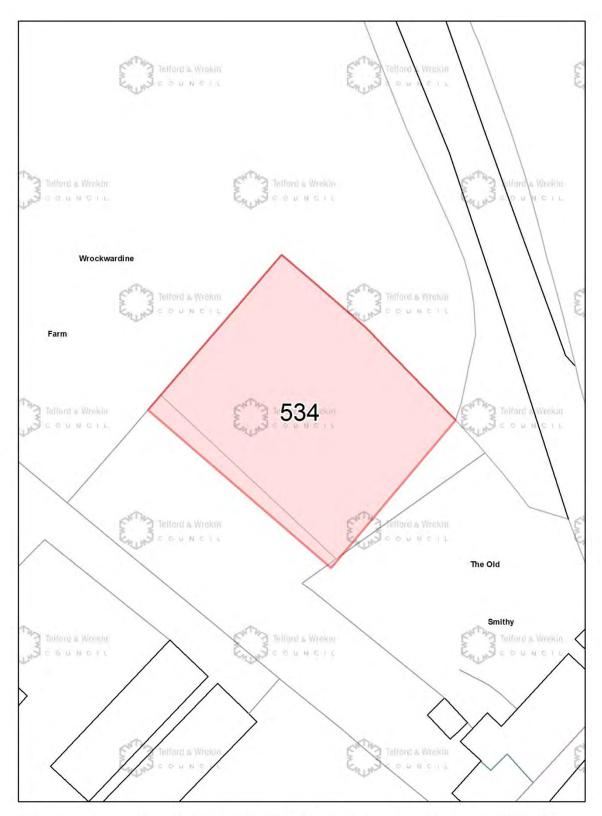
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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| Site Ref | 534 | Site Name | Land adj Wrockwardine Farm |
|-----------|-------------|------------|---|
| Site Size | 0.053 Ha | Settlement | Open countryside |
| PDL | | Comment | Size of site below the threshold of 0.5 Ha so has not been assessed further |

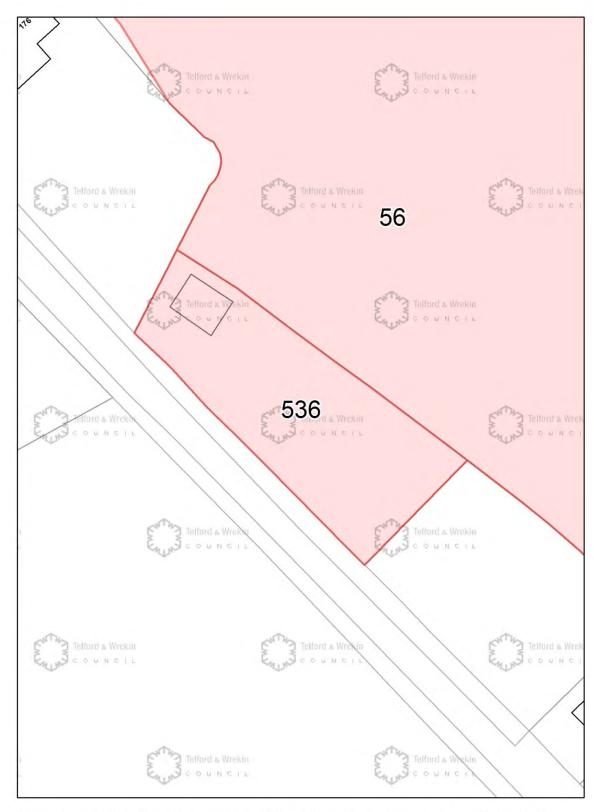
| Suitability for h | ousing | | | | | | |
|-------------------|----------------|---------------|---------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constr | aints | | | | | | |
| Potential Impa | cts | | | | | | |
| Amenity impac | ts | | | | | | |
| Overall Suitabil | ity | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Estimated site | density and ti | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 536 | Site Name | Land off Haygate Road |
|----------------|-------------|------------|--|
| Site Size | 0.045 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Outside of urban settlement. Also outside of boundaries of Haygate Road appeal (TWC/2013/1033) subject to judicial review Size if site is below the 0.5 ha threshold and has therefore not been assessed further |
| Suitability fo | | | therefore not been assessed further |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
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| Availability |
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| Achievability |
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| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



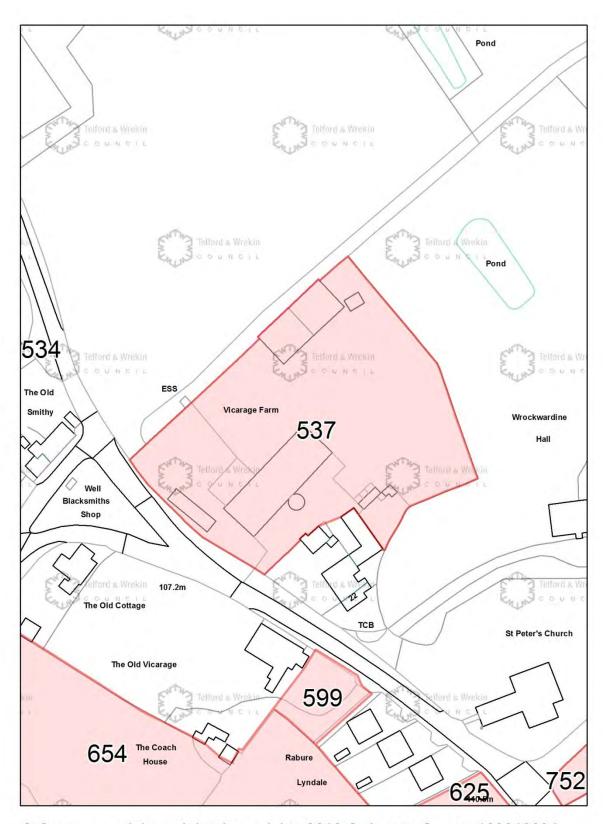
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| Site Ref | 537 | Site Name | Land adj Vicarage Farm, Wrockwardine |
|-----------|-------------|------------|--------------------------------------|
| Site Size | 0.651 Ha | Settlement | Rural settlement |
| PDL | BR/GR | Comment | |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Unnamed rural settlement | | | | | |
| Policy | Conservation Area; minerals safeguarding area | | | | | |
| considerations | | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | Adjacent to listed building, impact on a conservation area | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Site is located in the open countryside. Extensive development contrary to | | | | | |
| | sustainable development principles | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | |
|---------------|---------------|
| | |
| Availability | |
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| Achievability | |
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| Achievability | |
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| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | | | |



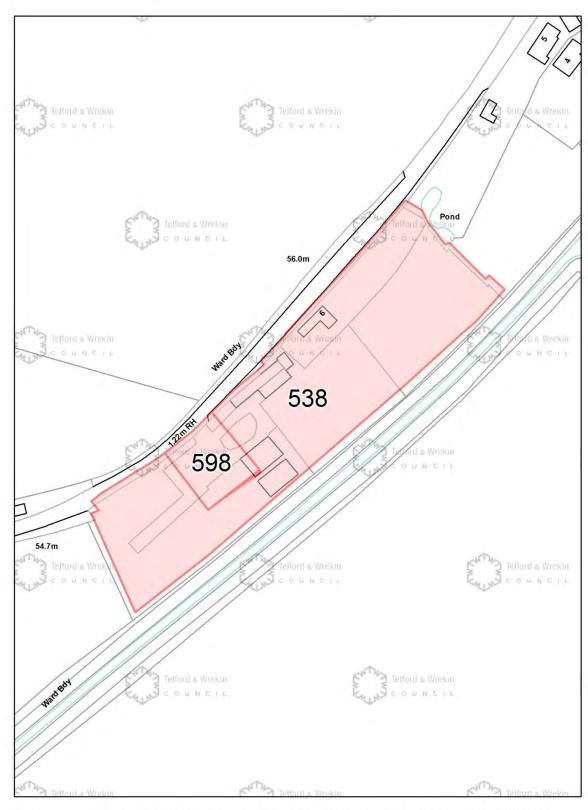
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| Site Ref | 538 | Site Name | Land adj Rose Cottage |
|-----------|-------------|------------|-----------------------|
| Site Size | 0.863 Ha | Settlement | Open countryside |
| PDL | GR/BR | Comment | North of Bratton |

| Suitability for housing | | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Open countryside | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Unsustainable location to promote housing on – unsustainable location and | | | | | |
| | remote from local services | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | |
|---------------|--|
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| Availability | |
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| Achievability | |
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| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | | | |



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| Site Ref | 539 | Site Name | Land at Riverside Coaches/Shropshire Pine Co., Dawley |
|-----------|-------------|------------|--|
| Site Size | 0.168 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of the site is below 0.5 Ha and has therefore not been assessed further |

| Suitability for | housing | | | | | | |
|-----------------|----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |
| | | | | | | | |



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| Site Ref | 540 | Site Name | 6 Station Hill, Oakengates |
|-----------|-------------|------------|---|
| Site Size | 0.206 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below 0.5 Ha and has therefore not been considered further |

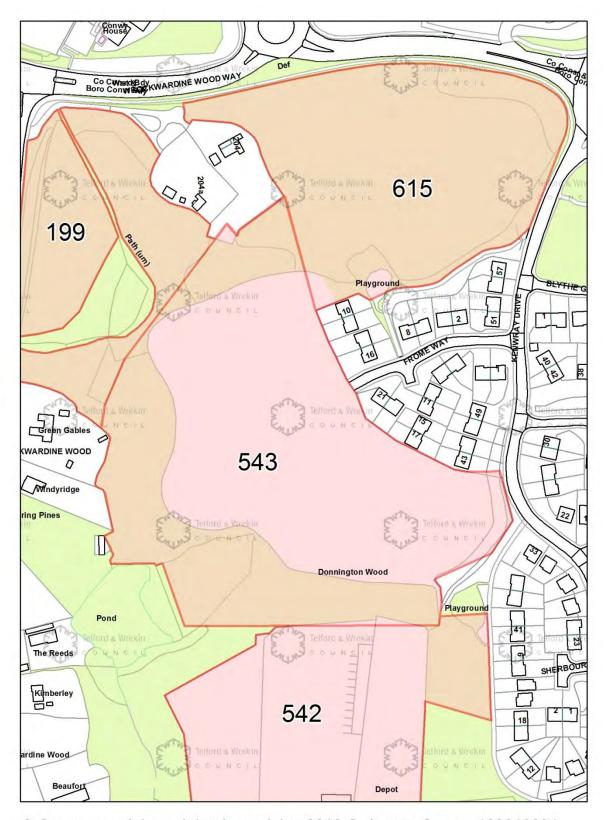
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Availability |
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| Achievability |
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| Achievability |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 543 | Site Name | Land at Frome Way, Oakengates |
|-----------|-------------|------------|--|
| Site Size | 3.813 Ha | Settlement | Telford |
| PDL | BR | Comment | Site has planning permission for 79 dwellings and is now under construction (outline application W2008/0705 and reserved matters application TWC/2015/0028). It has therefore not been assessed further. |
| | | | |

| | been assessed further. | | | | | | | | |
|-------------------|------------------------|----------------|---------|------|--|--|------------|--|--|
| | | | | | | | | | |
| C trability (c.) | l | | | | | | | | |
| Suitability for | nousing | | | | | | | | |
| Location | | | | | | | | | |
| Policy | | | | | | | | | |
| considerations | | | | | | | | | |
| Physical const | | | | | | | | | |
| Potential Impa | | | | | | | | | |
| Amenity impa | | | | | | | | | |
| Suitability | Overall Suitability | | | | | | | | |
| Suitability | | | | | | | | | |
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| Availability | | | | | | | | | |
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| Estimated site | density and ti | meframe for de | elivery | | | | | | |
| Developable | | Net site area | | | | | | | |
| area (%) | | | | | | | | | |
| Density(dph) | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | | |
| (dwellings) | | | | | | | | | |
| Comment | | | | | | | | | |
| | | | | | | | | | |



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| Site Ref | 544 | Site name | Land of New Road, Madeley |
|-----------|-------------|------------|--|
| Site Size | 0.156 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below 0.5 ha and has therefore not been considered further. |

| Suitability for housing | 5 | | | | |
|-------------------------|--------------|-----------------|------|----------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constraints | | | | | |
| Potential Impacts | | | | | |
| Amenity impacts | | | | | |
| Overall Suitability | | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
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| Estimated site density | and timefran | ne for delivery | | | |
| Developable | Net si | te area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe 0-5 ye | ars | 6-10 y | ears | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 545 | Site Name | Long Lane Service Station |
|-----------|-------------|------------|---|
| Site Size | 0.265 Ha | Settlement | Open countryside |
| PDL | BR | Comment | Site is below the threshold of 0.5 Ha so has not been assessed further. |

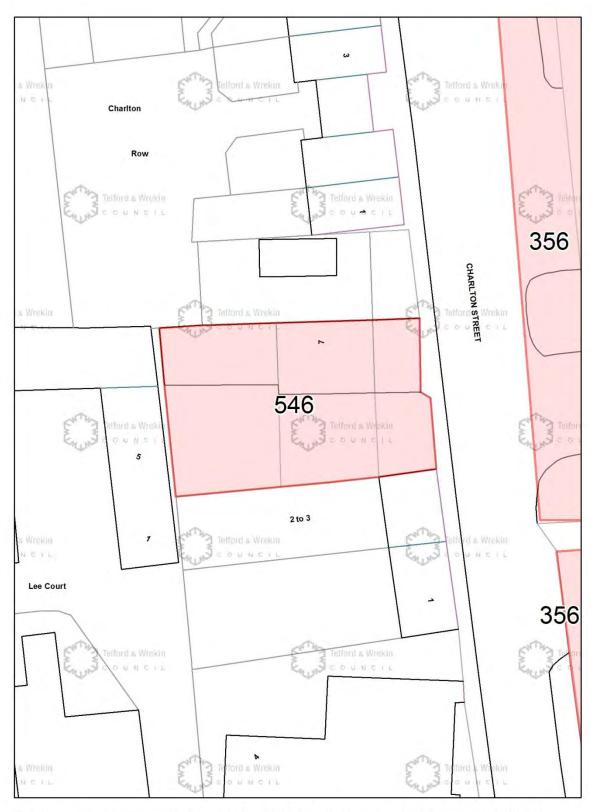
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Availability |
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| Achievability |
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| Achievability |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 546 | Site Name | 7 Charlton Street |
|-----------|-------------|------------|--|
| Site Size | 0.032 Ha | Settlement | Telford |
| PDL | GR/BR | Comment | Size of site below 0.5 Ha and has therefore not been assessed further. |

| Suitability for ho | using | | | | | | |
|--------------------|---------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constrai | | | | | | | |
| Potential Impact | S | | | | | | |
| Amenity impacts | | | | | | | |
| Overall Suitabilit | y | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| Estimated site de | ensity and ti | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| |)-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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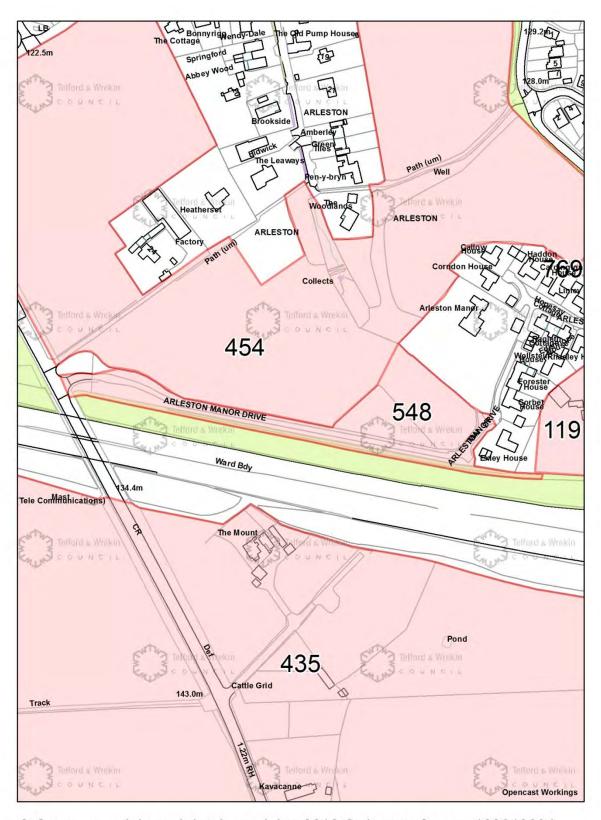
| Site Ref | 548 | Site Name | Land adjacent to Arleston Manor |
|-----------|-------------|------------|--|
| Site Size | 0.815 Ha | Settlement | Telford |
| PDL | GR | Comment | Urban site south of new housing estate |

| Suitability for housing | |
|-------------------------|---|
| Location | Close to housing estate and new school |
| Policy | Green Network |
| considerations | |
| Physical constraints | Noise from M54 to the south restrains where development could proceed; site area seriously constrained by topography of embankment; mining consideration area |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Not suitable – green network |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



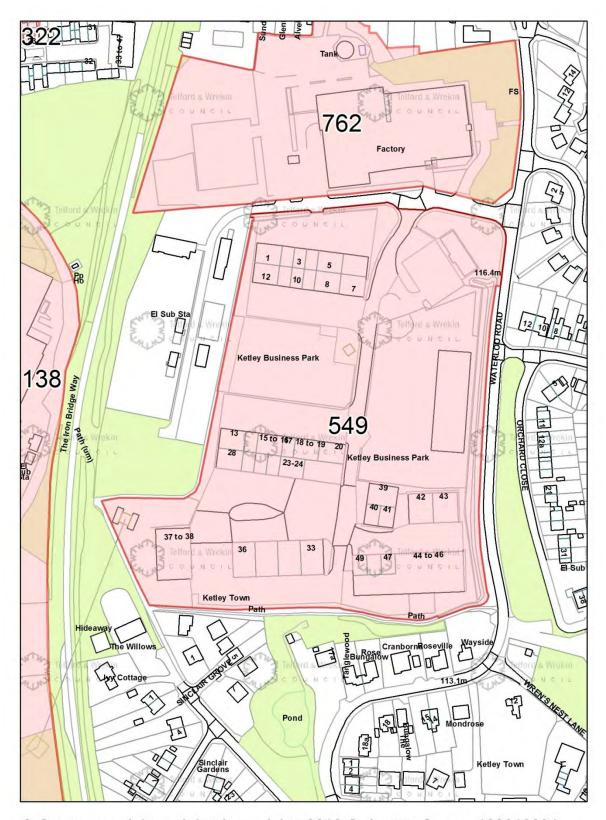
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| Site Ref | 549 | Site Name | Ketley Business Park, Ketley |
|-----------|-------------|------------|---|
| Site Size | 4.336 Ha | Settlement | Telford |
| PDL | BR | Comment | Employment site close to a local centre |

| Suitability for housing | 3 |
|-------------------------|---|
| Location | Telford urban area |
| Policy | |
| considerations | |
| Physical constraints | Potential contamination; minerals consideration area; mineshafts on site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Not suitable given the presence of a business park and extensive industrial |
| | buildings likely that could meet needs of small businesses |
| Suitability | Unsuitable |

| Availability | | |
|---------------|-------------|--|
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| Availability | | |
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| Achievability | | |
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| Achievability | | |

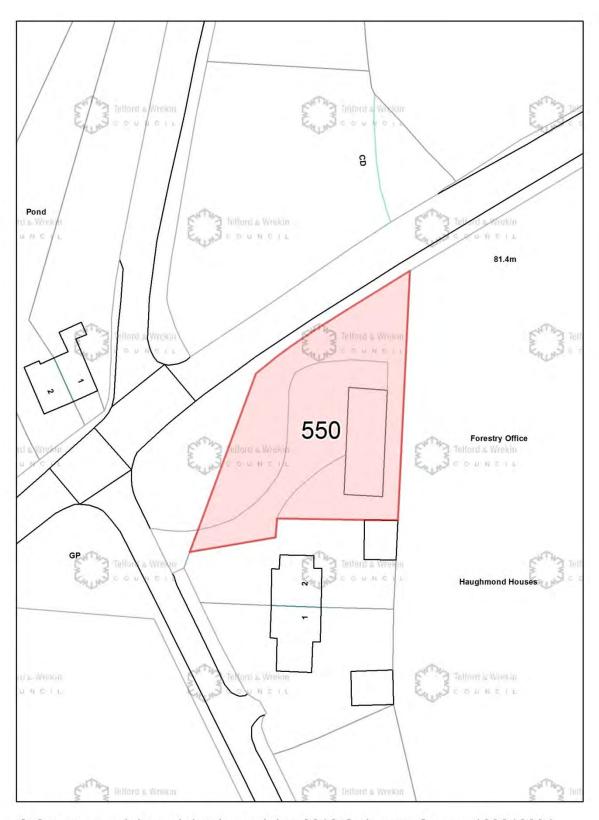
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | | | | |



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| Site Ref | 550 | Site Name | Forestry Commission depot |
|-----------|-------------|------------|--|
| Site Size | 0.107 Ha | Settlement | Open countryside |
| PDL | BR | Comment | The size of the site is below the threshold of 0.5 Ha. It has therefore not been assessed further. |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Achievability |
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| Achievability |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



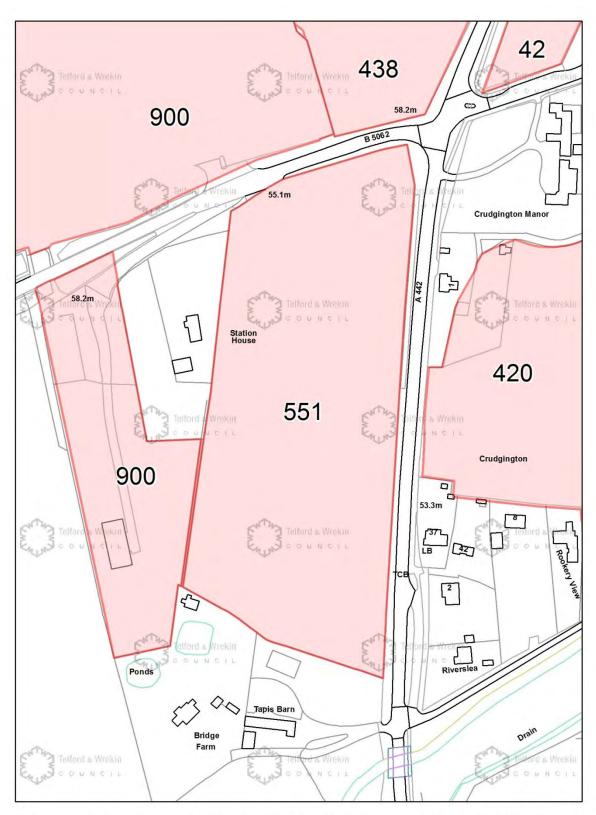
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| Site Ref | 551 | Site Name | Fields surrounding Crudgington Manor - west |
|-----------|-------------|------------|---|
| Site Size | 2.976 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Grade 2 and 3 agricultural land; mineral safeguarding area; Waters Upton |
| considerations | Neighbourhood Plan |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is in open countryside and not identified in the Waters Upton |
| | Neighbourhood Plan for development. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| Achievability | |
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| Achievability | |
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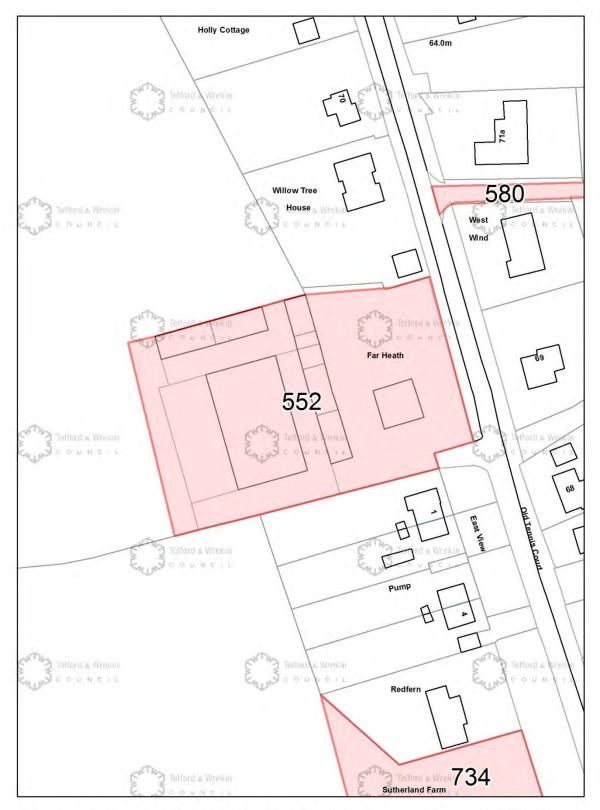
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | • | | |



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| Site Ref | 552 | Site Name | Sutherland Farm |
|-----------|-------------|------------|--|
| Site Size | 0.413 Ha | Settlement | Rural settlement |
| PDL | BR | Comment | The size of the site is below the threshold of 0.5 Ha and has therefore not been considered further. |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Achievability |
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| Achievability |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 554 | Site Name | Land off High Street, Coalport |
|-----------|-------------|------------|---|
| Site Size | 0.135 Ha | Settlement | Telford |
| PDL | | Comment | The size of the site is below 0.5 Ha and has therefore not been considered further. |

| Suitability for h | ousing | | | | | | |
|-------------------|-----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constra | aints | | | | | | |
| Potential Impac | cts | | | | | | |
| Amenity impact | ts | | | | | | |
| Overall Suitabili | ity | | | | | | |
| Suitability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| Estimated site of | density and tir | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 555 | Site Name | Centre of Newport, Water Lane |
|-----------|-------------|------------|---|
| Site Size | 0.125 Ha | Settlement | Newport |
| PDL | BR | Comment | The size of the site is below 0.5 Ha and has therefore not been considered further. |

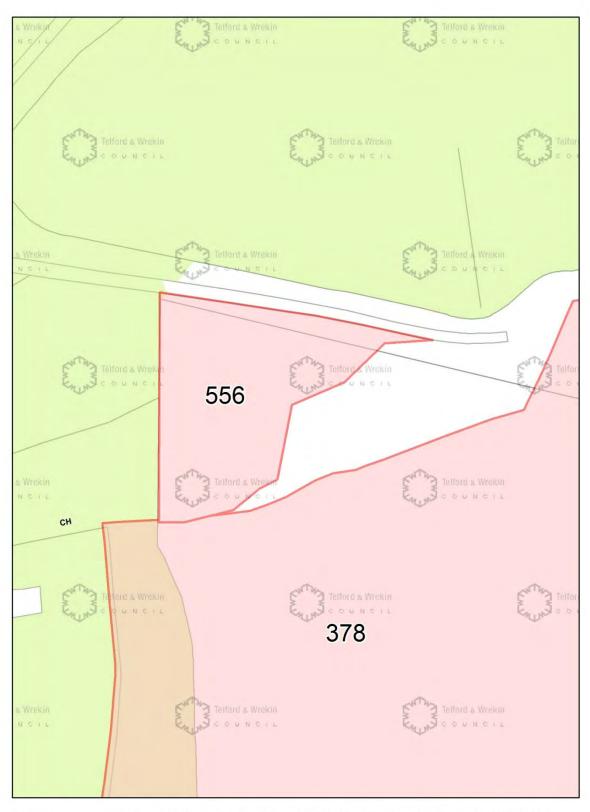
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
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| Achievability |
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| Achievability |
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| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 556 | Site Name | Land off Newcomen Way, Woodside |
|-----------|-------------|------------|---|
| Site Size | 0.098 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site is below 0.5 Ha and has therefore not been considered further. |

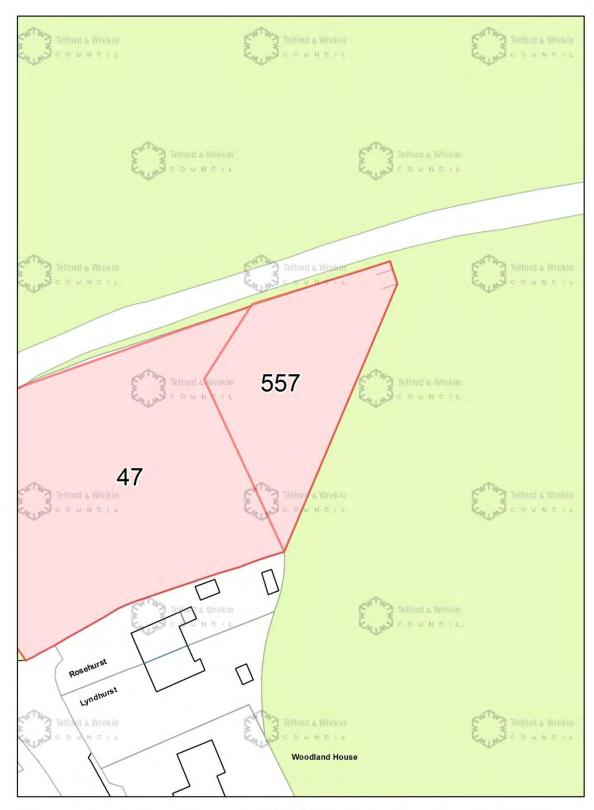
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
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| Availability |
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| Achievability |
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| Achievability |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 557 | Site Name | Land at Junction Bridgnorth Road, Madeley |
|-----------|-------------|------------|---|
| Site Size | 0.082 Ha | Settlement | Telford |
| PDL | BR | Comment | The size of the site is below 0.5 Ha and has therefore not been considered further. |

| Suitability for | housing | | | | | | |
|---------------------------------------|----------------|----------------|----------|----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | rs | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 558 | Site Name | Land between Park Street / South Drive, Madeley |
|-----------|-------------|------------|---|
| Site Size | 0.353 Ha | Settlement | Telford |
| PDL | BR | Comment | The size of the site is below 0.5 Ha and has therefore not been considered further. |

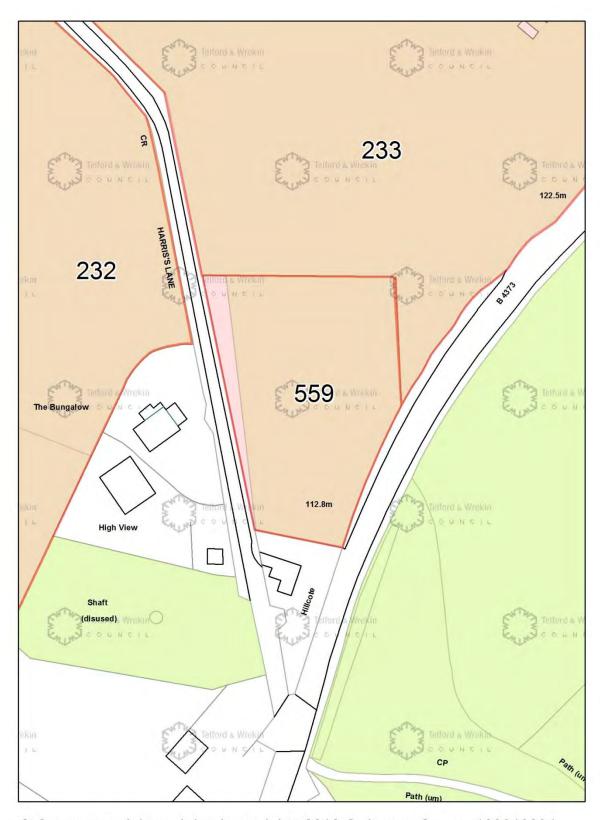
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
| |
| Availability |
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| |
| Achievability |
| |
| Achievability |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 559 | Site Name | Land between Roberts Road/Madeley Road/Harris's Way, |
|-----------|-------|------------|---|
| | | | Madeley - edited |
| Site Size | 0.278 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | The size of the site is below 0.5 Ha and has therefore not been |
| | | | considered further. |

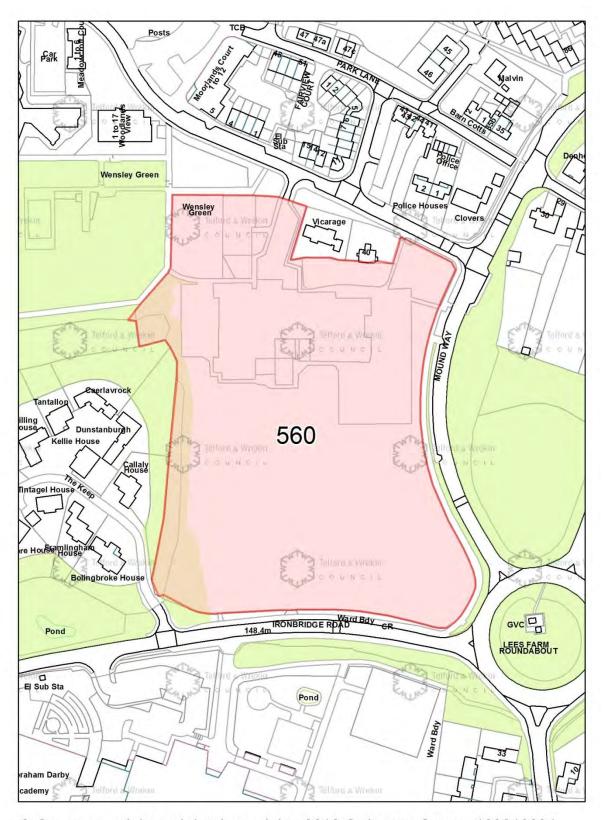
| Suitability for I | housing | | | | | | |
|-------------------|-----------------|---------------|----------|-----|---|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical consti | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impac | cts | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
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| Estimated site | density and til | | elivery | | 1 | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | irs | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 560 | Site Name | Former Woodlands School, Adjacent Mound Way/Ironbridge |
|-----------|------|------------|--|
| | | | Road, Madeley |
| Site Size | 2.93 | Settlement | Telford |
| | На | | |
| PDL | BR | Comment | Site has planning permission for 101 dwellings and has |
| | | | therefore not been assessed further (reference TWC/ |
| | | | 2014/1124) |

| Suitability for h | ousing | | | | |
|-------------------|----------------|----------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constra | aints | | | | |
| Potential Impac | cts | | | | |
| Amenity impact | ts | | | | |
| Overall Suitabil | ity | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
| | | | | | |
| | | | | | |
| Estimated site of | density and ti | meframe for de | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



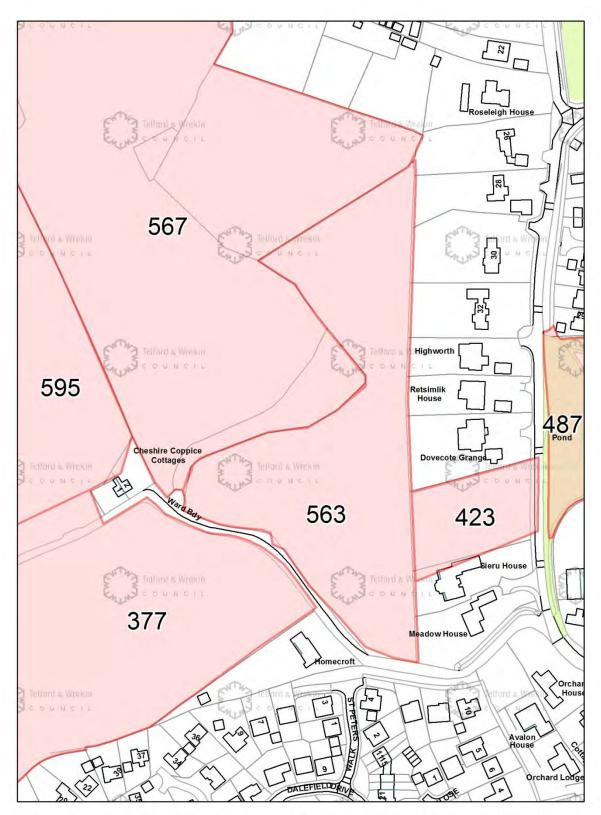
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| Site Ref | 563 | Site Name | Moor House 1 |
|-----------|------------|------------|--|
| Site Size | 2.05 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Rural location west of Wellington/ Telford |

| Suitability for housing | | | | |
|-------------------------|--|--|--|--|
| Location | | | | |
| Policy | | | | |
| considerations | | | | |
| Physical constraints | Mineral consideration area; no direct road access on its own – would have to | | | |
| | go through other adjacent sites | | | |
| Potential Impacts | | | | |
| Amenity impacts | Overlooking into houses to the east | | | |
| Overall Suitability | Use for housing would be contrary to Policy H10, SP3, SP4 | | | |
| Suitability | Unsuitable | | | |

| Availability | |
|---------------|---------------|
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| Availability | |
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| Achievability | |
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| Achievability | |
| | - |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | • | | |



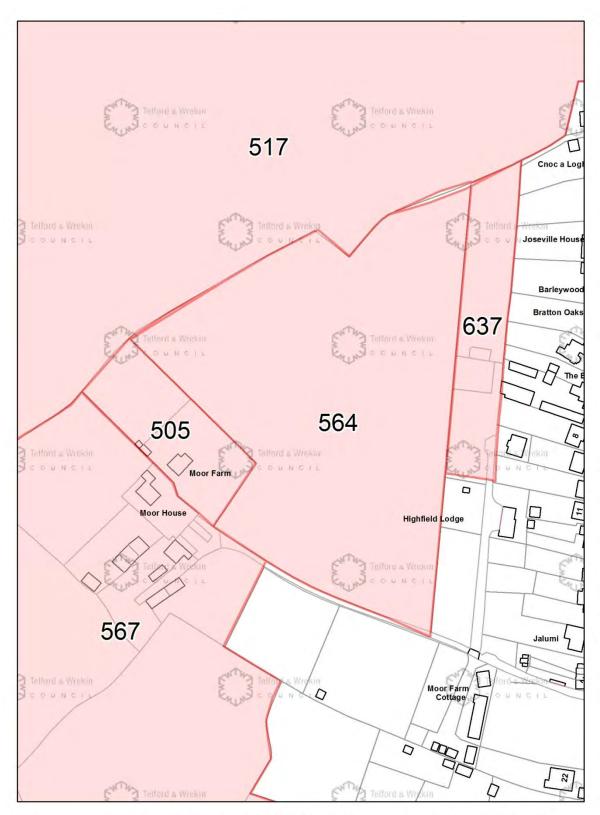
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| Site Ref | 564 | Site Name | Moor House Farm 2 |
|-----------|-------------|------------|-------------------|
| Site Size | 2.712 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Rural area |
| Policy | Mineral safeguarding area |
| considerations | |
| Physical constraints | Mineral consideration area; potential archaeological interest (crop marks) |
| Potential Impacts | |
| Amenity impacts | Potential overlooking into adjacent houses to the east |
| Overall Suitability | Development in an unsustainable location and site has other constraints |
| | restricting its use for housing |
| Suitability | Unsuitable |

| Availability | |
|---------------|-------------|
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| Availability | |
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| Achievability | |
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| Achievability | |
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| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | | | | |



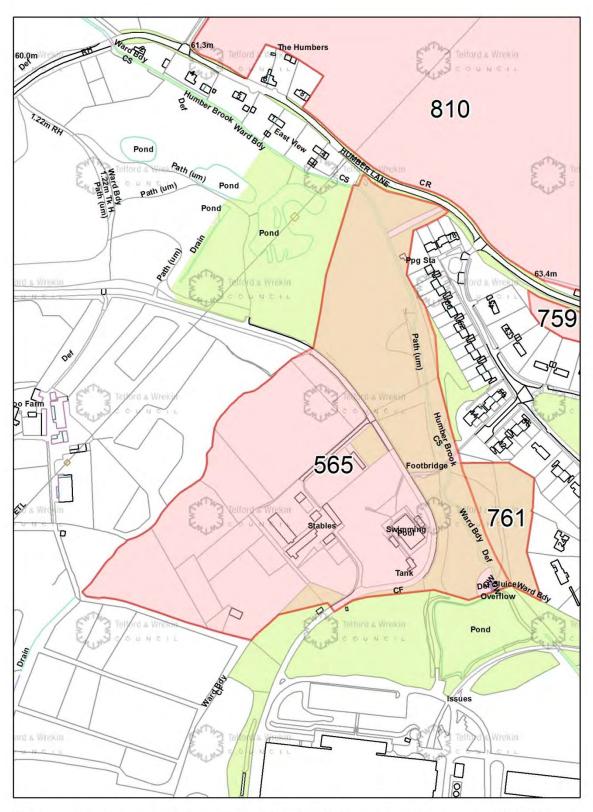
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| Site Ref | 565 | Site Name | MOD Donnington |
|-----------|-------------|------------|--|
| Site Size | 8.712 Ha | Settlement | Open countryside |
| PDL | BR | Comments | On fringe of Telford – stables and older storage buildings |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Open countryside | | | | | |
| Policy | Mineral safeguarding area (part); parts of site Flood Zones 2 and 3 | | | | | |
| considerations | | | | | | |
| Physical constraints | Potential constraints on A518 (Clock Tower) | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Site-specific and policy constraints suggest site unsuitable for housing | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | |
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| Availability | |
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| Achievability | |
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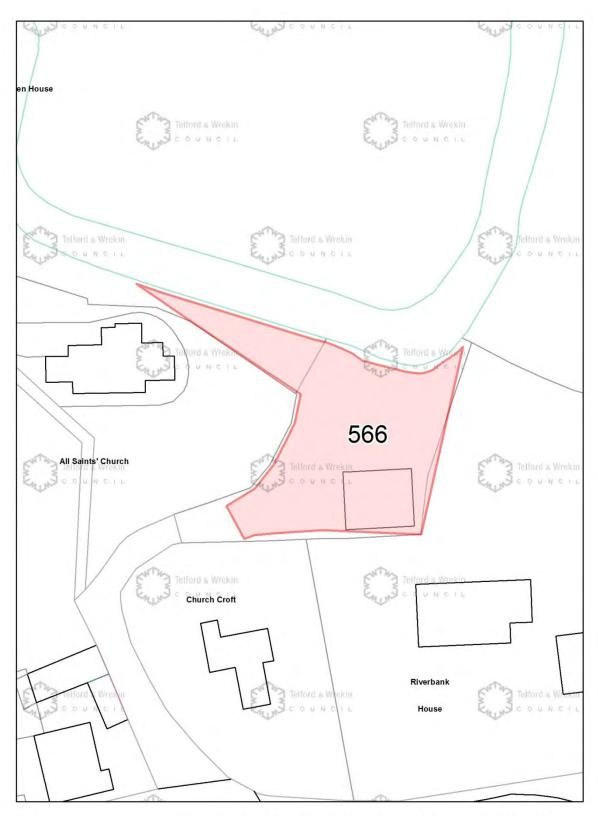
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 566 | Site Name | 63 Coppice Drive, Tibberton |
|-----------|-------------|------------|---|
| Site Size | 0.103 Ha | Settlement | Rural settlement |
| PDL | GR/BR | Comment | Size of site is below 0.5 Ha and has therefore not been progressed further. |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Availability |
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| Achievability |
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| Achievability |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



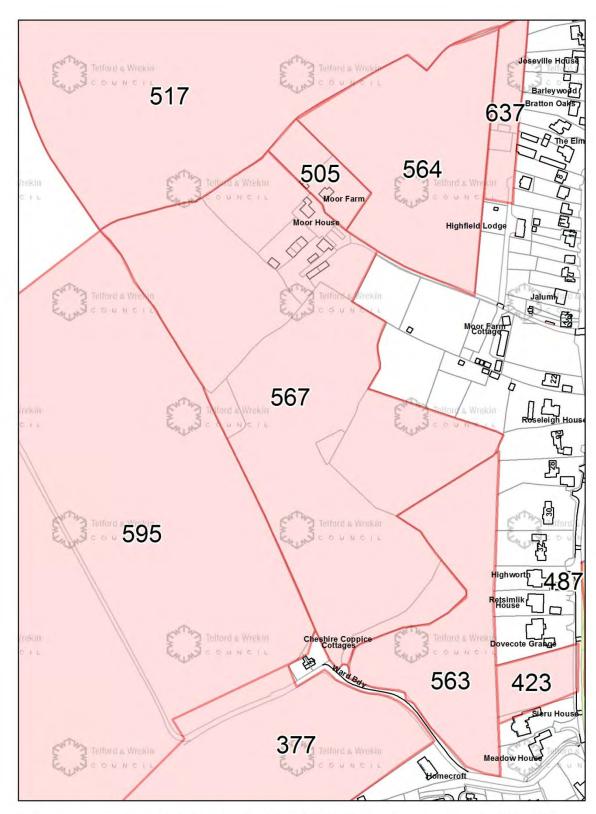
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| Site Ref | 567 | Site Name | Moor House Farm 3 |
|-----------|-------------|------------|-------------------|
| Site Size | 7.868 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Minerals safeguarding area; minerals consideration area |
| considerations | |
| Physical constraints | Access - no direct road access on its own. Would have to go through other |
| | adjacent sites |
| Potential Impacts | Landscape impacts; impact on road network |
| Amenity impacts | |
| Overall Suitability | Site is essentially landlocked at the present time |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| Achievability | |
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| Achievability | |
| - | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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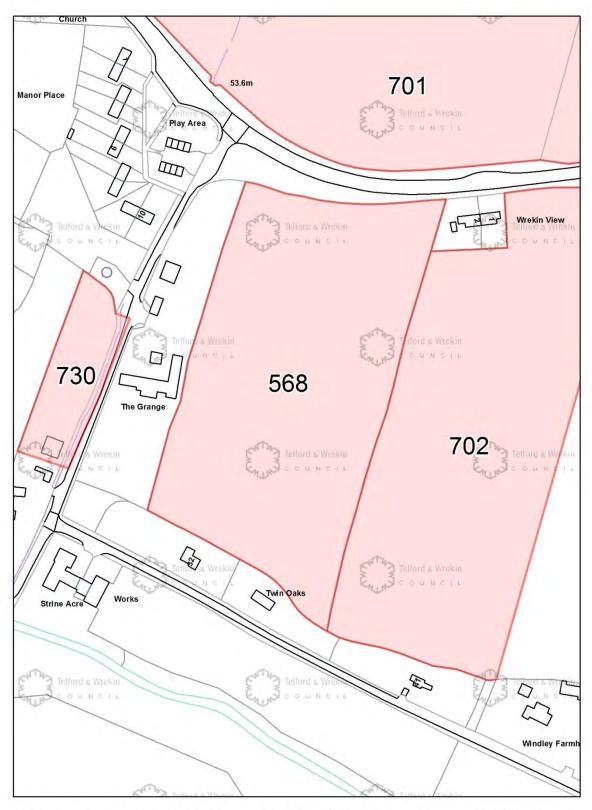
| Site Ref | 568 | Site Name | Fields surrounding Crudgington Manor - east |
|-----------|-------------|------------|---|
| Site Size | 2.093 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | } |
|-------------------------|--|
| Location | Open countryside |
| Policy | Grade 2 agricultural land; Waters Upton Neighbourhood Neighbourhood Plan |
| considerations | (site not identified for housing) |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is in open countryside in a remote location relative to local services. It has not been identified in the recently made Waters Upton Neighbourhood Plan as an allocation. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | | |
|---------------|--|------|--|
| | | | |
| Achievability | | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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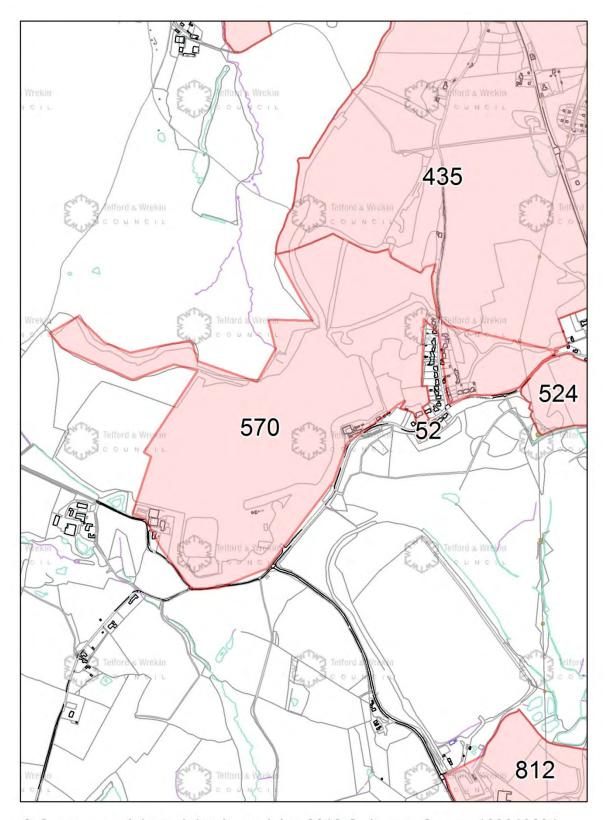
| Site Ref | 570 | Site Name | Open Cast site area |
|-----------|--------------|------------|---------------------|
| Site Size | 59.694 Ha | Settlement | Open countryside |
| PDL | BR | Comment | Former mining site |

| Suitability for housing | | | |
|-------------------------|---|--|--|
| Location | Open countryside | | |
| Policy | Minerals safeguarding; part of the site in the AONB; strategic landscape; | | |
| considerations | scheduled ancient monument on northern part of the site , outside any | | |
| | named settlement | | |
| Physical constraints | Landfill on southern part of the site | | |
| Potential Impacts | On protected wildlife sites to the north | | |
| Amenity impacts | | | |
| Overall Suitability | Not appropriate to promote this sensitive site for housing. Unsustainable | | |
| | location | | |
| Suitability | Unsuitable | | |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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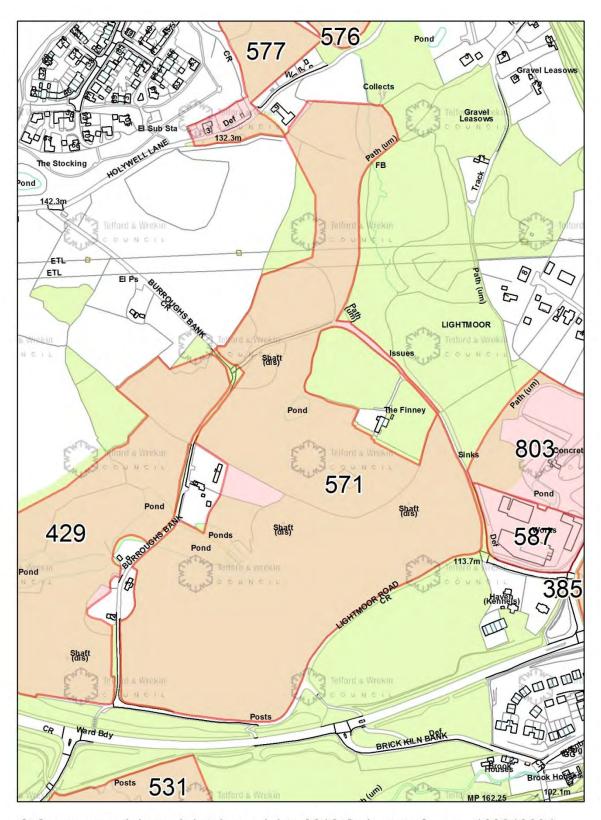
| Site Ref | 571 | Site Name | Land at Lightmoor, East of Burroughs Bank |
|-----------|--------------|------------|---|
| Site Size | 11.764 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | } |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network. Wildlife site |
| considerations | |
| Physical constraints | Site topography (steep site); irregularly shaped; minerals consideration area; |
| | former landfill on the site |
| Potential Impacts | On site wildlife. Visual impact given topography of site |
| Amenity impacts | |
| Overall Suitability | Heavily constrained site. Site is designated as Green Network too, so |
| | development is not supported in principle. For the site to become appropriate |
| | for residential use suitable justification would be required to outweigh the |
| | green network designation, or following a review of the local plan |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | |
|----------------|--|--|
| No constraints | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | • | | |



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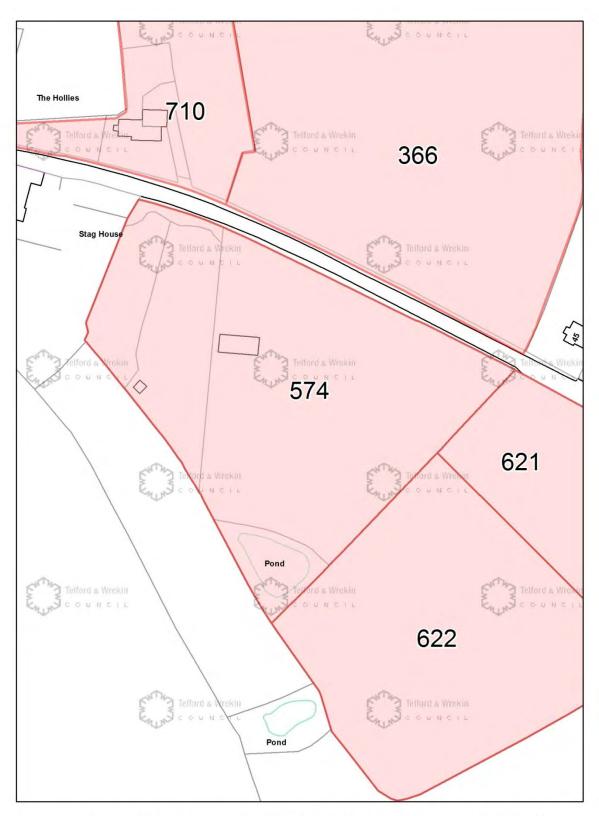
| Site Ref | 574 | Site Name | Land to the south of Cherrington Road, The Hollies, Tibberton |
|-----------|-------------|------------|---|
| Site Size | 1.096 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Regularly shaped site at edge of Tibberton |

| Suitability for housing | } |
|-------------------------|--|
| Location | Open countryside |
| Policy | Outside named settlement; Grade 3 agricultural land |
| considerations | |
| Physical constraints | Highway links into Tibberton village not easy for pedestrians (no pavement), ruling out large scale development; Tibberton water constraints for large scale development |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Not suitable to promote for extensive new housing in context of recent approvals inside the village and other constraints (eg school capacity) |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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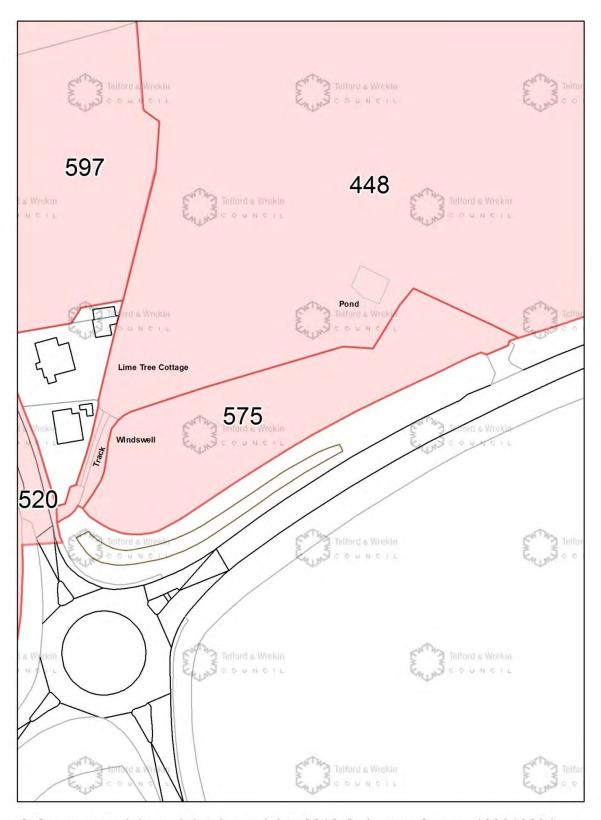
| Site Ref | 575 | Site Name | Land at Audley Avenue adjacent to SHLAA Site 448 |
|-----------|-------------|------------|---|
| Site Size | 0.518 Ha | Settlement | Newport |
| PDL | GR | Comment | Site south of town centre and north of A518 by pass |

| Suitability for housing | | | | | |
|-------------------------|--|--|--|--|--|
| Location | Newport | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constraints | TPOs along northern boundary; minerals consideration area; exposure to | | | | |
| | traffic noise from A518 to south; within 250m of a former landfill | | | | |
| Potential Impacts | | | | | |
| Amenity impacts | | | | | |
| Overall Suitability | Relatively small isolated site with some constraints (minerals). Would serve | | | | |
| | as buffer for a larger site if adjacent land included | | | | |
| Suitability | Unsuitable | | | | |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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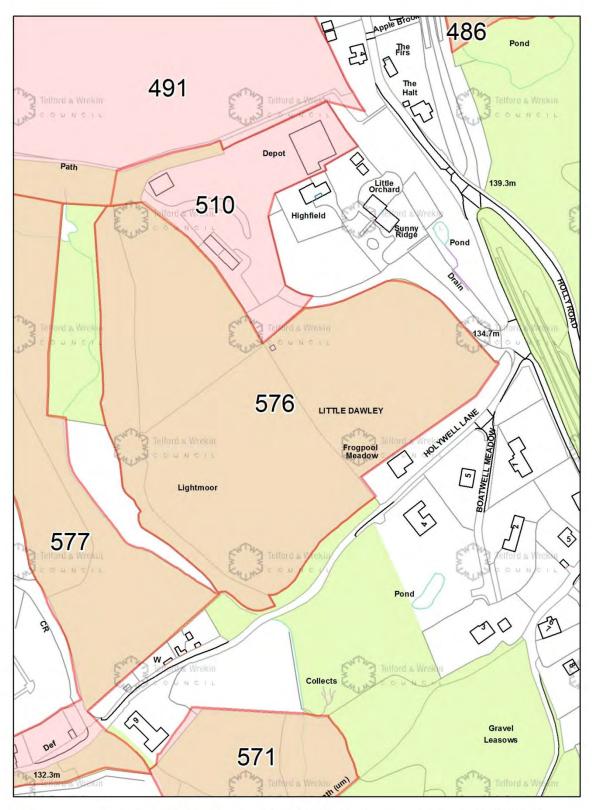
| Site Ref | 576 | Site Name | Land Adjacent to transport depot |
|-----------|-------------|------------|----------------------------------|
| Site Size | 3.341 Ha | Settlement | Telford |
| PDL | GR | Comment | Open space in urban area |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network, adjacent to a local wildlife site. |
| considerations | |
| Physical constraints | Mining consideration area. Flood Zone 3 skirts edge of site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. Adjacent wildlife site may be vulnerable to direct and indirect impacts resulting from new development. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | | | | |
|----------------|--|--|--|--|--|
| No constraints | | | | | |
| Achievability | | | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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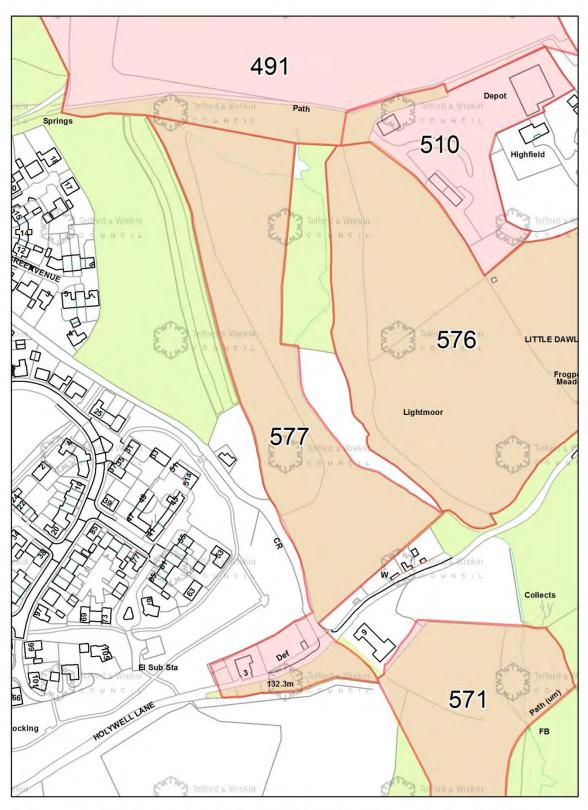
| Site Ref | 577 | Site Name | Land at Woodlands Lane |
|-----------|-------------|------------|---|
| Site Size | 2.164 Ha | Settlement | Telford urban area |
| PDL | GR | Comment | Flat site in Telford urban area. Extensive tree coverage. Close to local facilities in Horsehay |

| Suitability for housing | 5 |
|-------------------------|---|
| Location | Telford urban area |
| Policy | Wildlife site; Green Network |
| considerations | |
| Physical constraints | Flood Zone 3 on eastern fringe of site; landfill buffer zone |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site not considered to be suitable given the site-specific and policy constraints. Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

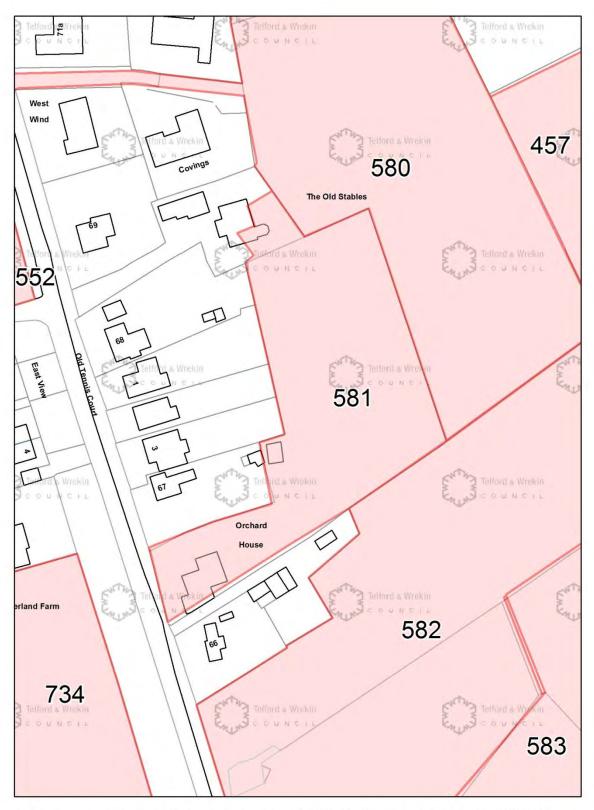
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|-----|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 581 | Site Name | Plantation - 2, Tibberton |
|-----------|-------------|------------|--|
| Site Size | 0.455 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | Size of site is below 0.5 Ha. It also benefits form planning permission for residential development TWC/2012/0961 (ten dwellings). It has therefore not been considered further. |

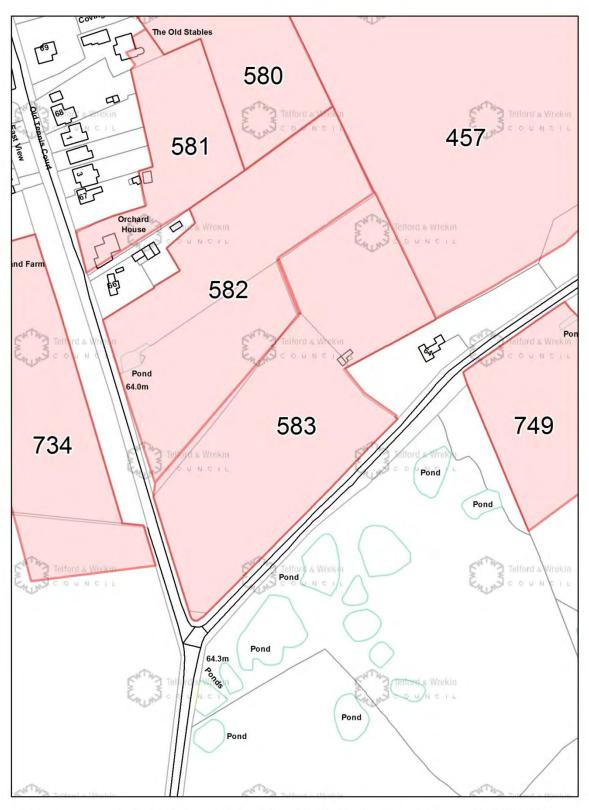
| Suitability for | housing | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Location | | | | | | | | |
| Policy | | | | | | | | |
| considerations | 5 | | | | | | | |
| Physical const | raints | | | | | | | |
| Potential Impa | acts | | | | | | | |
| Amenity impa | cts | | | | | | | |
| Overall Suitab | ility | | | | | | | |
| Suitability | | | | | | | | |
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| Availability | | | | | | | | |
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| Availability | | | | | | | | |
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| Achievability | | | | | | | | |
| No constraints | 5 | | | | | | | |
| Achievability | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Estimated site density and timeframe for delivery | | | | | | | | |
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 583 | Site Name | Corner of Plantation Road and Back Lane, Tibberton |
|-----------|-------------|------------|---|
| Site Size | 1.372 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | Site has outline planning permission for housing (TWC/2014/0230) and has therefore not been assessed further. |

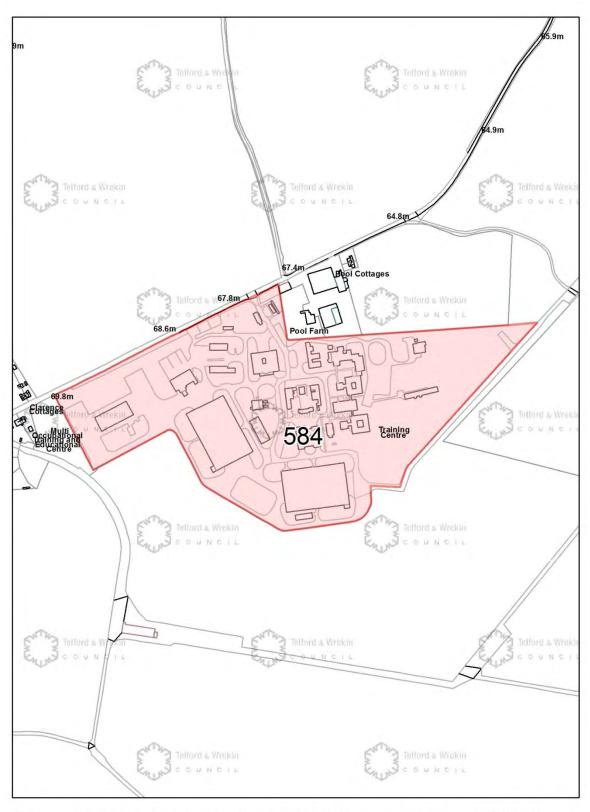
| Suitability for | housing | | | | | | |
|-----------------|----------------|---------------|---------|------|---|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
| No constraints | 5 | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | • | | • |



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| Site Ref | 584 | Site Name | Angel Centre, High Ercall |
|-----------|--------------|------------|---|
| Site Size | 12.936 Ha | Settlement | Open countryside |
| PDL | BR | Comment | Isolated site is in open countryside which also has resolution to grant permission for change of use to car storage and distribution (subject to a s106 agreement) - reference TWC/2015/0359. It has therefore not been considered further. |

| | | TWC | /2015/0359. II | . nas therefore | not been consi | dered further. |
|-----------------|----------------|---------------|----------------|-----------------|----------------|----------------|
| | | | | | | |
| | | | | | | |
| Suitability for | housing | | | | | |
| Location | | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical const | | | | | | |
| Potential Impa | | | | | | |
| Amenity impa | | | | | | |
| Overall Suitab | ility | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
| No constraints | | | | | | |
| Achievability | | | | | | |
| • | | l | | | | |
| - | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |
| | | · | · | · | <u> </u> | |

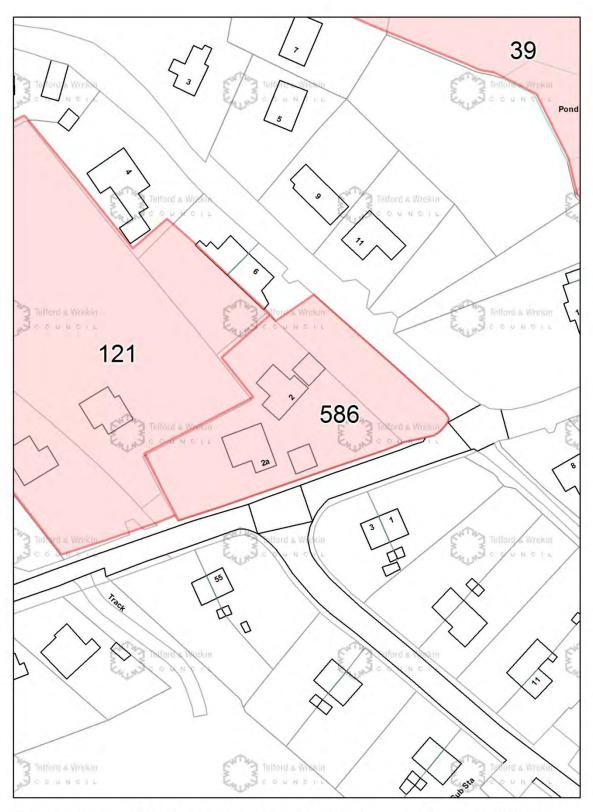


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| Site Ref | 586 | Site Name | Land to north west of Robin Lane, Edgmond |
|-----------|-------------|------------|--|
| Site Size | 0.224 Ha | Settlement | Rural settlement |
| PDL | GR/ BR | Comment | Size of site below 0.5 Ha threshold and has therefore not been considered further. |

| Suitability for I | housing | | | | | |
|-------------------|----------------|---------------|------------|---|------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | icts | | | | | |
| Amenity impa | cts | | | | | |
| Overall Suitabi | ility | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
| No constraints | } | | | | | |
| Achievability | | | | | | |
| | • | _ | | | | |
| | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | |
| Developable | • | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | S | 11 years + | |

(dwellings)
Comment



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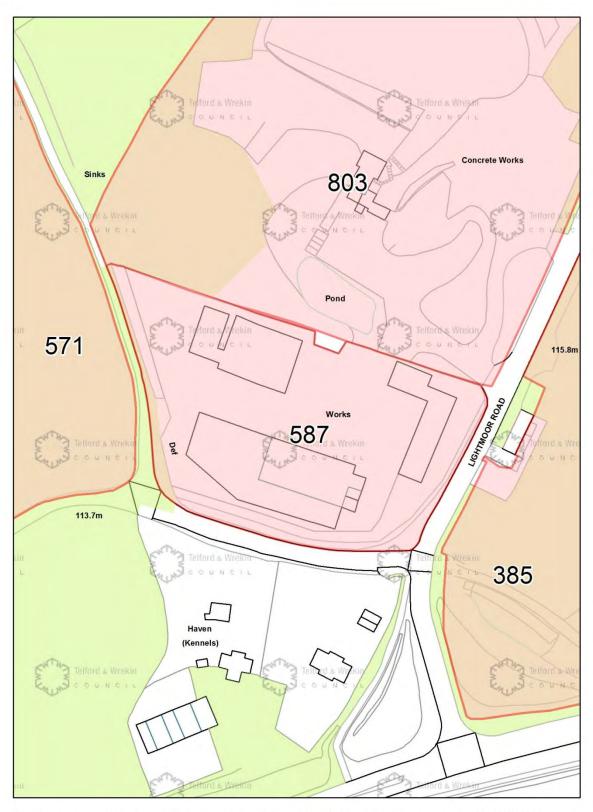
| Site Ref | 587 | Site Name | Land off Lightmoor Road |
|-----------|-------------|------------|---|
| Site Size | 0.803 Ha | Settlement | Telford |
| PDL | BR | Comment | Warehouse use to north of concrete plant. |

| Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|
| Location | Telford urban area | | | | |
| Policy | Southern fringe of site Green Network; Flood Zone 3 (part) | | | | |
| considerations | | | | | |
| Physical constraints | Site within 250 m of former landfill | | | | |
| Potential Impacts | | | | | |
| Amenity impacts | Development of site for housing incompatible with Flood Zone and land use | | | | |
| | to north | | | | |
| Overall Suitability | Site is not considered to be suitable given the site-specific and policy | | | | |
| | constraints. Development on the part of the site in Green Network | | | | |
| | development is not supported in principle. For the site to become appropriate | | | | |
| | for residential use suitable justification would be required to outweigh the | | | | |
| | green network designation, or following a review of the local plan. | | | | |
| Suitability | Unsuitable | | | | |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

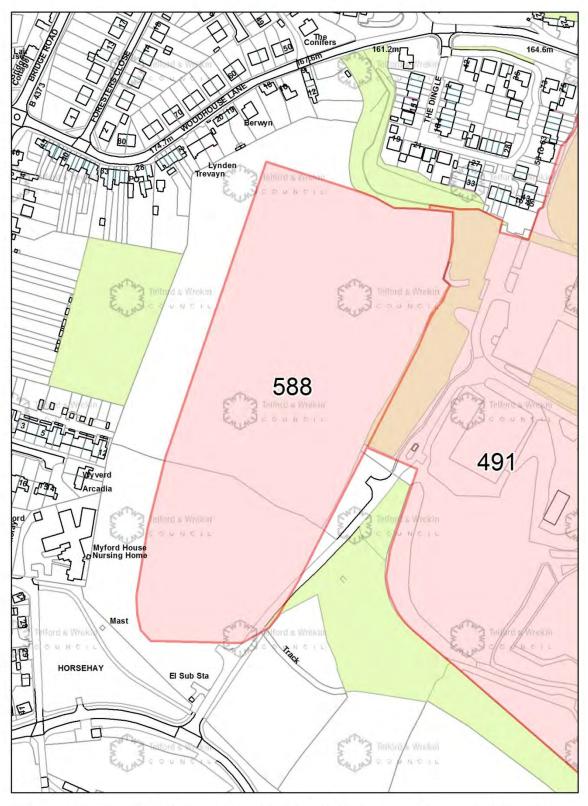
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|---|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | | • | | |



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| Site Ref | 588 | Site Name | Former Johnstone Pipes expansion land |
|-----------|-------------|------------|--|
| Site Size | 5.106 Ha | Settlement | Telford |
| PDL | GR | Comment | Site has planning permission for 200 dwellings (TWC/2014/1072 – reserved matters application) and has therefore not been considered further. |

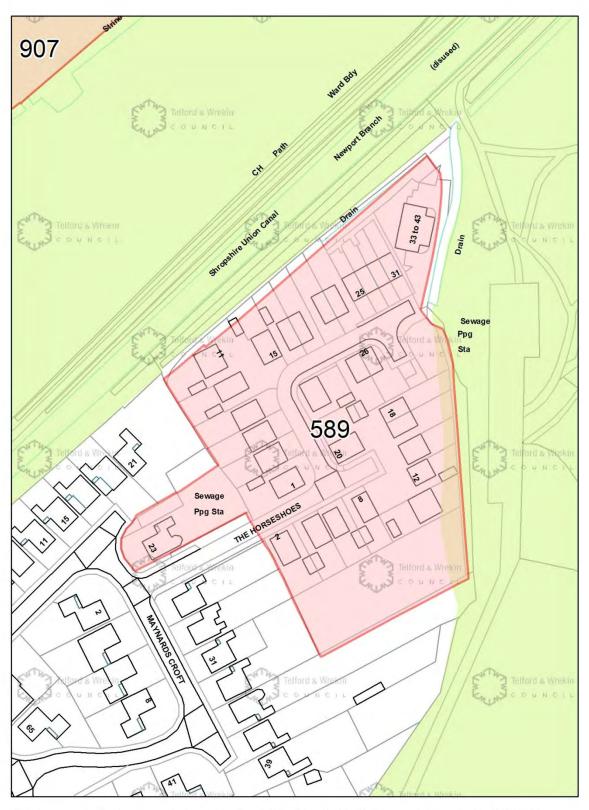
| Suitability for | housing | | | | | | |
|-----------------|----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
| | | | | | | | |
| - | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
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| | | | | | | | |
| Achievability | | | | | | | |
| No constraints | 5 | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| - | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 589 | Site Name | Land east Maynards Croft, South of Canal |
|-----------|-------------|------------|---|
| Site Size | 1.004 Ha | Settlement | Newport |
| PDL | GR/BR | Comment | The site on the edge of the urban area of Newport benefits from planning permission for 34 dwellings (TWC/2012/0211 – permission issued November 2012) and completed. It has therefore not been considered further. |
| | | | |

| therefore not been considered further. | | | | | | | |
|--|----------------|----------------|---------|------|---|------------|--|
| | | | | | | | |
| Cuitability for l | nousing | | | | | | |
| Suitability for I | lousing | | | | | | |
| | | | | | | | |
| Policy considerations | | | | | | | |
| | | | | | | | |
| Physical constr | | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impactory overall Suitabi | | | | | | | |
| Suitability | iity | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
| Availability | | | | | | | |
| Availability | | | | | | | |
| Availability | | | | | | | |
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| Achievability | | | | | | | |
| No constraints | ; | | | | | | |
| Achievability | | | | | | | |
| • | | | | | | | |
| - | | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | _ | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



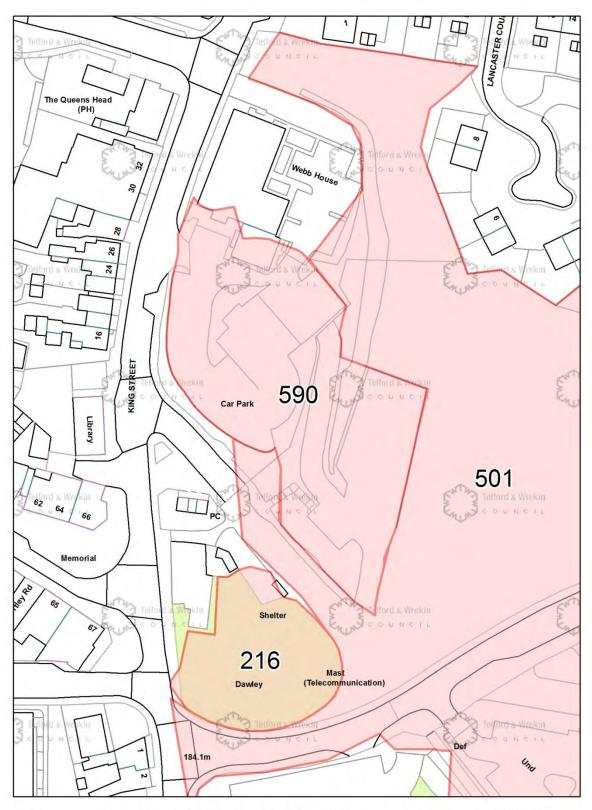
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|----------------|-----------|--------------|---|
| Site Ref | 590 | Site name | Car park at Webb House Dawley |
| Site Size | 0.373 | Settlement | Telford |
| | На | | |
| PDL | BR | Comment | The size of the site is below 0.5 Ha and has therefore not been |
| | | | considered further. |
| | | | |
| | | | |
| Suitability fo | r housing | | |
| Location | | | |
| Policy | | | |
| consideration | ns | | |
| Physical cons | straints | | |
| Potential Imp | pacts | | |
| Amenity imp | acts | | |
| Overall Suita | bility | | |
| Suitability | | | |
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| Availability | | | |
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| Availability | | | |
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| Achievability | | | |
| No constrain | ts | | |
| Achievability | | | |
| | | | |
| | | | |
| Estimated sit | e density | and timefram | e for delivery |
| Developable | | Net sit | e area |

11 years +

area (%)
Density(dph)
Timeframe

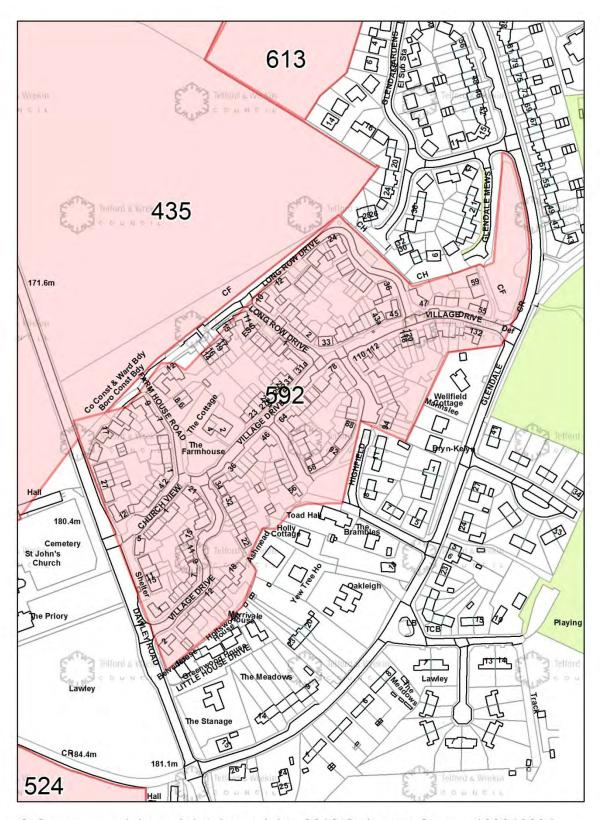
(dwellings) Comment 0-5 years



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| Site Ref | 592 | Site Name | Land East of St John's Church |
|-----------------|-------------|------------|---|
| Site Size | 4.254 Ha | Settlement | Telford |
| PDL | GR | Comment | Site benefits from planning permission for 61 homes (reference TWC/ 2011/0093 -reserved matters application) and is being built out. It has therefore not being considered further. |
| | | | |
| Suitability for | or housing | | |
| Location | | | |

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| Suitability for | housing | | | | |
| Location | ilousilig | | | | |
| Policy | | | | | |
| considerations | _ | | | | |
| Physical const | | | | | |
| Potential Impa | | | | | |
| Amenity impa | | | | | |
| Overall Suitab | | | | | |
| Suitability | illey | | | | |
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| Availability | | | | | |
| rivandonicy | | | | | |
| Availability | | | | | |
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| Achievability | | | | | |
| No constraints | 5 | | | | |
| Achievability | | | | | |
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| Estimated site | density and ti | meframe for d | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 594 | Site Name | 48 Horton Lane |
|-----------|-------------|------------|---|
| Site Size | 0.268 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below threshold of 0.5 Ha. It has therefore not been considered further. |

| Suitability for | housing | | | | | |
|-----------------|----------------|---------------|------------|---|------------|---|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | | | | | | |
| Amenity impa | | | | | | |
| Overall Suitab | ility | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
| No constraints | 5 | T | | | | |
| Achievability | | | | | | |
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| | | | | | | |
| | density and ti | meframe for d | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | ı | | ı |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | |
| (dwellings) | | | | | | |

Comment



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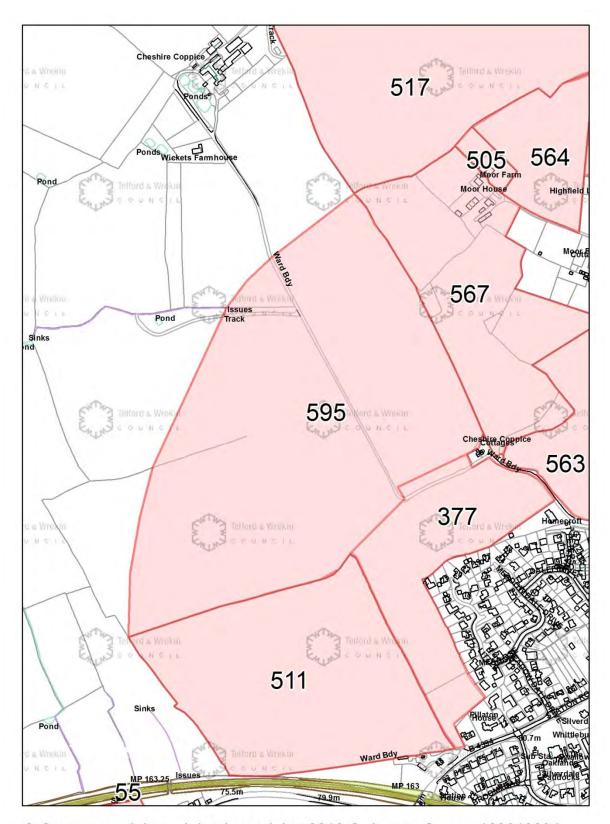
| Site Ref | 595 | Site Name | Farmland north of Admaston Village |
|-----------|--------------|------------|------------------------------------|
| Site Size | 21.439 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | |
|-------------------------|---|--|--|--|--|
| Location | Open countryside | | | | |
| Policy | Minerals safeguarding area; most of the site is Grade 2 agricultural land | | | | |
| considerations | | | | | |
| Physical constraints | | | | | |
| Potential Impacts | Highways | | | | |
| Amenity impacts | | | | | |
| Overall Suitability | Site not considered suitable given policy constraints and remote location | | | | |
| Suitability | Unsuitable | | | | |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

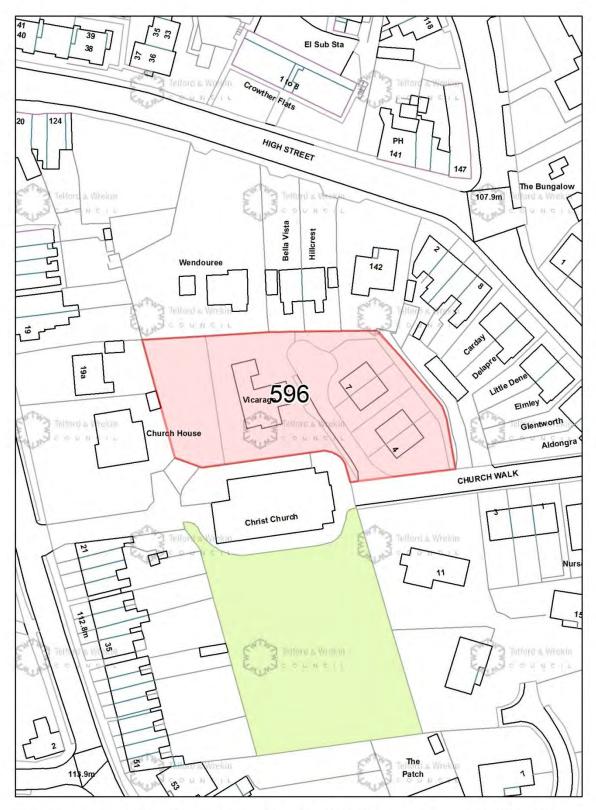
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | • | | |



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| Site Ref | 596 | Site Name | The Vicarage, Church Walk, Wellington |
|-----------|-------------|------------|---|
| Site Size | 0.243 Ha | Settlement | Telford |
| PDL | BR | Comment | Size of site below threshold of 0.5 Ha. It has therefore not been considered further. |

| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
| No constraints | i | I | | | | | |
| Achievability | | | | | | | |
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| | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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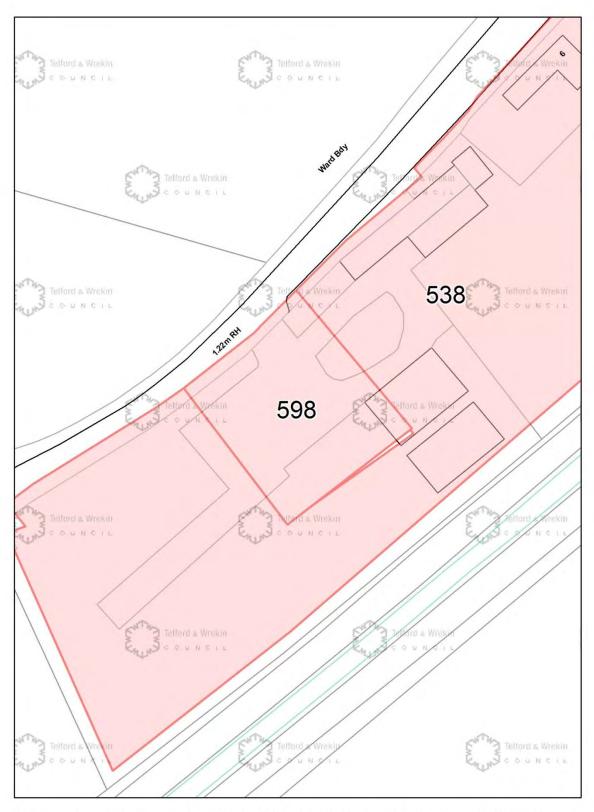
| Site Ref | 598 | Site Name | Land adjacent Rose Cottage |
|-----------|-------------|------------|--|
| Site Size | 0.081 Ha | Settlement | Open countryside |
| PDL | BR | Comment | Size of the site below 0.5 Ha and has therefore not been considered further. |

| | | | | _ |
|------------------|----------------|----------------------|---|---|
| Suitability for | housing | | | |
| Location | | | | |
| Policy | | | | |
| considerations | 5 | | | |
| Physical const | raints | | | |
| Potential Impa | icts | | | |
| Amenity impa | cts | | | |
| Overall Suitab | ility | | | |
| Suitability | | | | |
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| Availability | | | | |
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| Availability | | | | |
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| A ala: aa la:1:4 | | | | |
| Achievability | | | | |
| No constraints | | 1 | | |
| Achievability | | | | |
| | | | | |
| | | | | |
| | density and ti | meframe for delivery | Ī | |
| Developable | | Net site area | | |
| area (%) | | | | |
| Density(dph) | | | | |

11 years +

Timeframe

(dwellings) Comment 0-5 years



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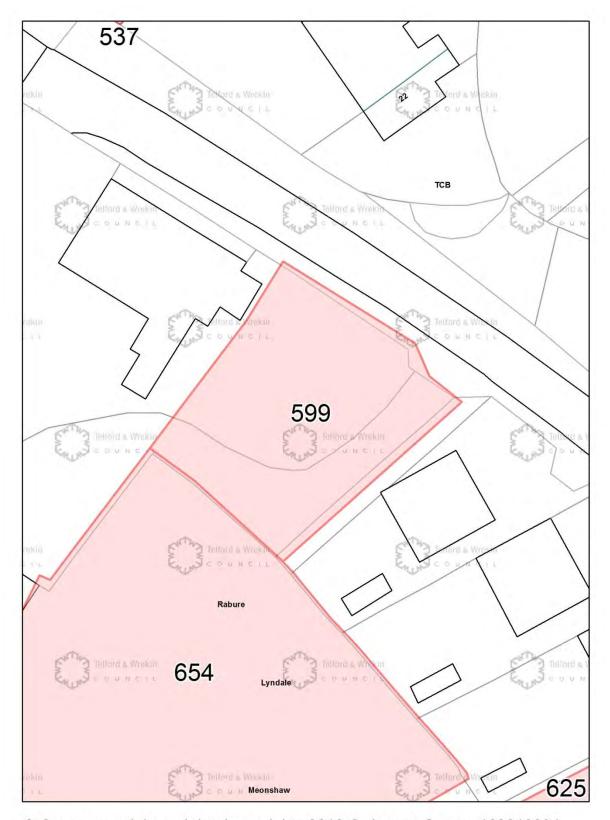
| Site Ref | 599 | Site Name | Land adjacent to Church Farm, Wrockwardine |
|-----------|-------------|------------|---|
| Site Size | 0.052 Ha | Settlement | Rural settlement |
| PDL | BR | Comment | The size of the site is below 0.5 Ha and has therefore not been considered further. |

| Suitability for | housing | | |
|-----------------|---------------|----------------------|------|
| Location | | | |
| Policy | | | |
| considerations | 5 | | |
| Physical const | raints | | |
| Potential Impa | acts | | |
| Amenity impa | cts | | |
| Overall Suitab | ility | | |
| Suitability | | | |
| | | | |
| | | | |
| Availability | | | |
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| Availability | | | |
| | | | |
| | | | |
| Achievability | | | |
| No constraints | 5 | 1 | |
| Achievability | | | |
| | | | |
| | | | |
| | density and t | meframe for delivery | |
| Developable | | Net site area | |
| area (%) | | | |
| Density(dph) | | | |

11 years +

Timeframe

(dwellings) Comment 0-5 years



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| Site Ref | 600 | Site Name | Land next to The Brambles, Horton Lane |
|-----------|-------------|------------|---|
| Site Size | 0.361 Ha | Settlement | Telford |
| PDL | BR | Comment | The size is below 0.5 Ha and has therefore not been considered further. |

| Suitability for I | ρουςίησ | | | | | | |
|-----------------------|----------------|---------------|---------|------|--|------------|--|
| Location | lousing | | | | | | |
| | | | | | | | |
| Policy considerations | | | | | | | |
| | | | | | | | |
| Physical consti | | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitabi | lity | 1 | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
| No constraints | | | | | | | |
| Achievability | | | | | | | |
| | | • | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | • | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |

(dwellings) Comment



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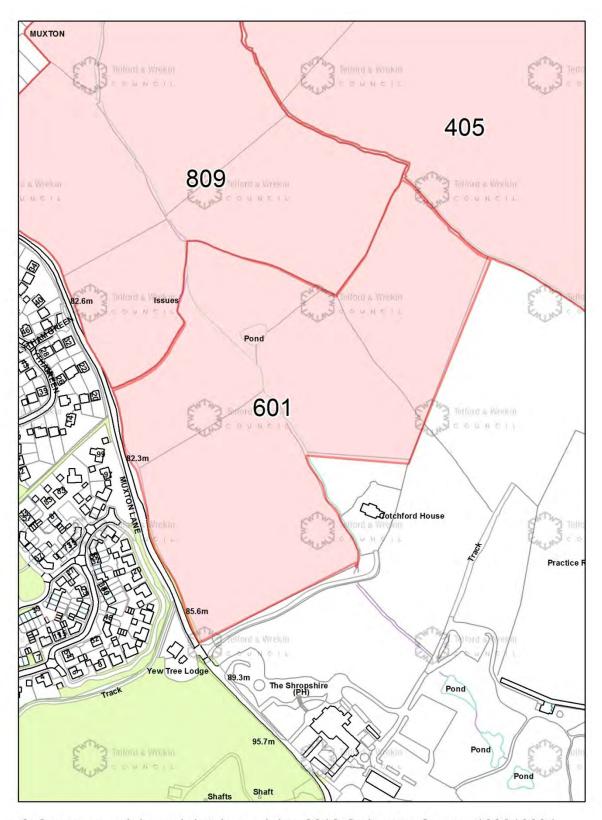
| Site Ref | 601 | Site Name | Land to the east of Muxton |
|-----------|-------|------------|--|
| | | | |
| Site Size | 8.271 | Settlement | Open countryside |
| | На | | · |
| PDL | GR | Comment | See similar comments to SHLAA sites 405, 446, 601, 630, 809, |
| | | | 813. Land in agricultural use |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Minerals safeguarding; Lilleshall Strategic Landscape |
| considerations | |
| Physical constraints | Grade 3 Agricultural Land |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site would lead to large urban extension with amalgamation of Telford with the village of Lilleshall. The roads the serve the site and the surrounding area are inadequate for this size of development and would require significant improvements. Therefore the site is not considered suitable for allocation. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|---|--|
| | | | |
| Availability | | _ | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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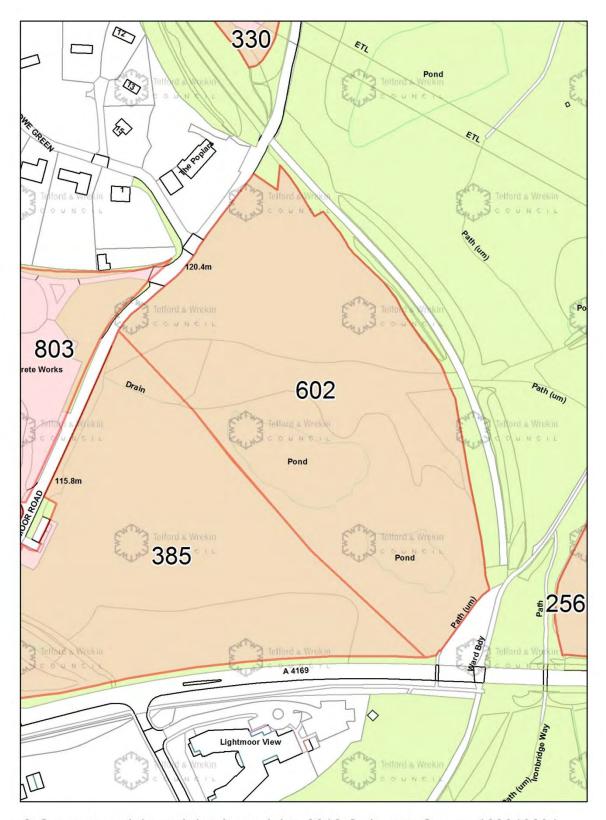
| Site Ref | 602 | Site Name | Land opposite The Poplars, Dawley Hamlets |
|-----------|-------------|------------|---|
| Site Size | 3.147 Ha | Settlement | Telford |
| PDL | | Comment | Forested area north of A4169 |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | Local wildlife site; Green Network |
| considerations | |
| Physical constraints | Within 250m of a former landfill; potential archaeological heritage |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. Site also has other landscape and wildlife interest. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



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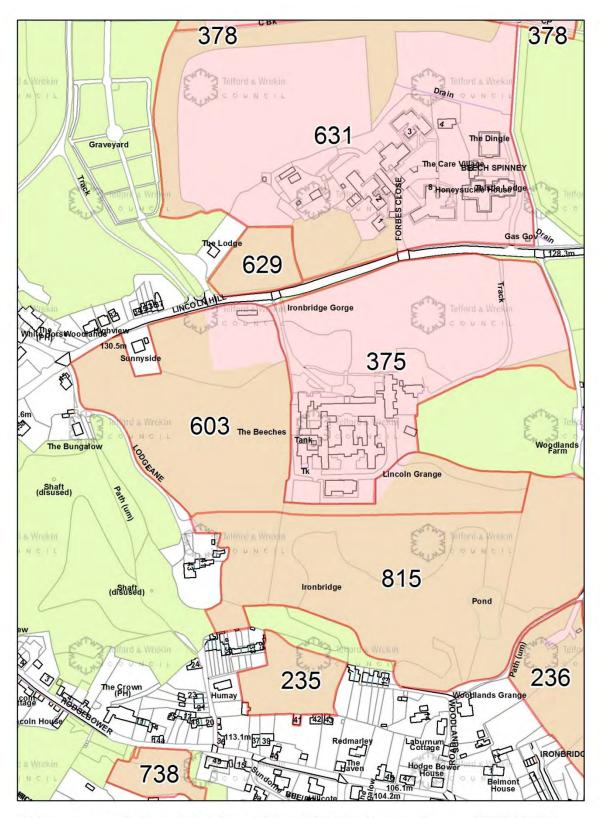
| Site Ref | 603 | Site Name | Land adjacent to The Beeches Hospital |
|-----------|-------|---------------|--|
| C:+- C: | 2.000 | C = 441 = = 4 | T-16l |
| Site Size | 3.069 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Irregularly shaped site surrounding The Beeches former |
| | | | hospital. Grade II listed |

| Suitability for housing | | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Telford urban area | | | | | |
| Policy | Ironbridge Gorge World Heritage Site and conservation area (north western | | | | | |
| considerations | corner of site); Green Network; | | | | | |
| Physical constraints | Land instability; one mineshaft on site; mining consideration area | | | | | |
| Potential Impacts | Potential impact on road network (Lincoln Hill) | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Site not considered to be suitable given the site-specific and policy constraints | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | | | |



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| September 2014). The site has therefore not been consider | Site Ref | 604 | te Ref | Site Name | Priorslee F, Hereford Road, Priorslee |
|---|-----------------|-----------|----------------|------------|--|
| planning permission (reference TWC/2012/0530 – approved September 2014). The site has therefore not been consider | Site Size | | | Settlement | Telford |
| iditiel. | PDL | GR | DL | Comment | Site forms part of larger development site for housing with planning permission (reference TWC/2012/0530 – approved September 2014). The site has therefore not been considered further. |
| Suitability for housing | Suitability for | r housing | uitahility for | | |

| | | further. | 01 4). The site | thas therefore not been considered |
|----------------------|----------------|-------------------|-----------------------------|------------------------------------|
| | | | | |
| | | | | |
| Suitability for hous | ing | | | |
| Location | | | | |
| Policy | | | | |
| considerations | | | | |
| Physical constraint | :s | | | |
| Potential Impacts | | | | |
| Amenity impacts | | | | |
| Overall Suitability | | | | |
| Suitability | | | | |
| | | | | |
| | | | | |
| Availability | | | | |
| | | | | |
| Availability | | | | |
| | | | | |
| | | | | |
| Achievability | | | | |
| No constraints | | | | |
| Achievability | | | | |
| | | | | |
| | | | | |
| Estimated site den | sity and timef | rame for delivery | | |
| Developable | Ne | et site area | | |
| area (%) | | | | |
| Density(dph) | | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | _ | • | • | | • | _ | |



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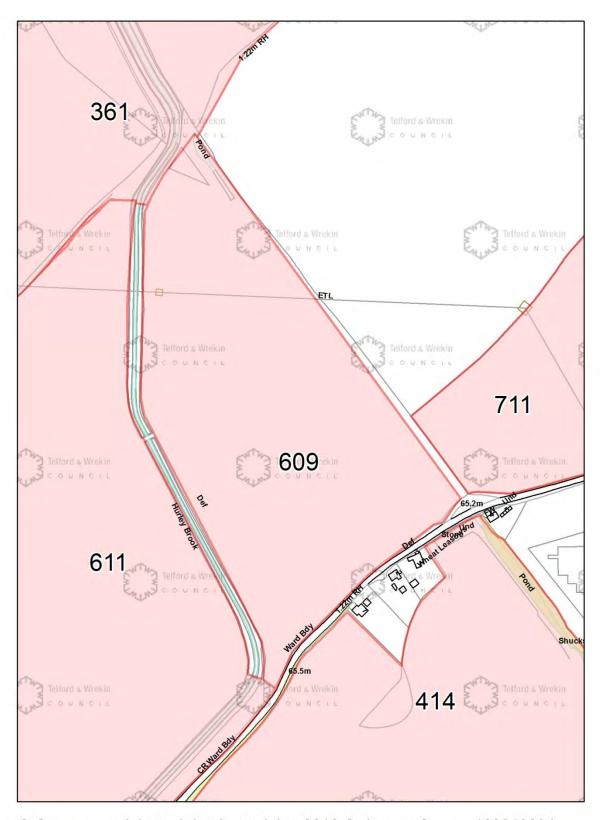
| Site Ref | 609 | Site Name | Off Wappenshall Lane, Hadley extension |
|-----------|-----------|------------|--|
| Site Size | 6.6 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Part of larger cluster of sites being promoted for housing |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Open countryside | | | | | |
| Policy | Mineral safeguarding area; part of site in Flood Zones 2 and 3; Grade 2 | | | | | |
| considerations | agricultural land | | | | | |
| Physical constraints | Mineral consideration area; access | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Not suitable. Loss of best and most versatile agricultural land. Sterilisation of | | | | | |
| | mineral resource. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | • | | |



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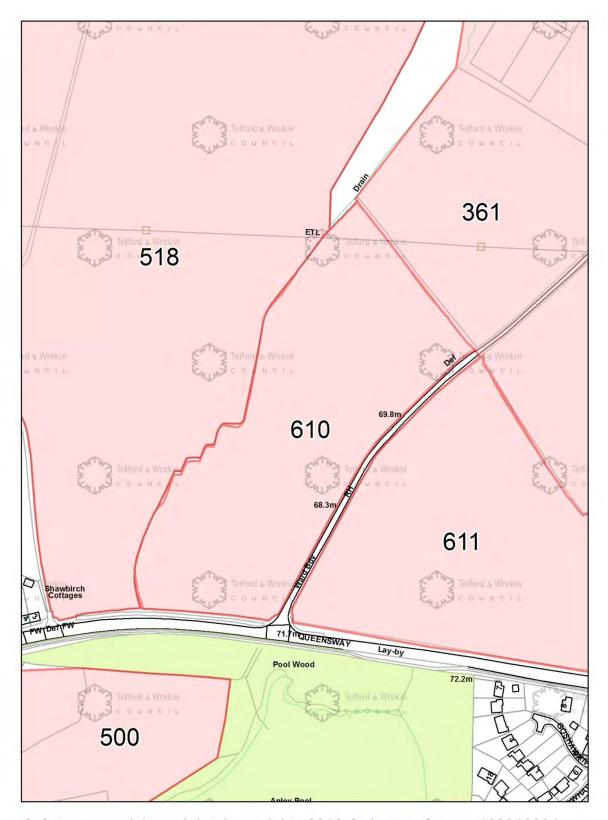
| Site Ref | 610 | Site Name | Wappenshall Lane |
|-----------|-------------|------------|------------------|
| Site Size | 4.764 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Part of larger cluster of sites being promoted for housing |
| Policy | Mineral safeguarding area; part of site in Flood Zones 2 and 3; Grade 2 |
| considerations | agricultural land. Immediately north of a wildlife site and Local Nature |
| | Reserve |
| Physical constraints | Mineral consideration area |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Not suitable. Loss of best and most versatile agricultural land. Sterilisation of |
| | mineral resource. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | | | | |
|----------------|--|--|--|--|--|
| No constraints | | | | | |
| Achievability | | | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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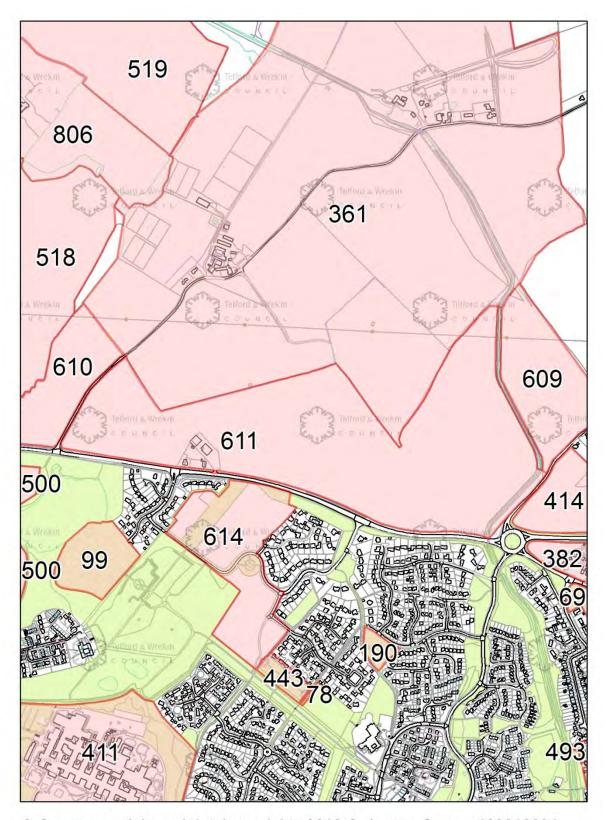
| Site Ref | 611 | Site Name | Racecourse Site, Wappenshall Lane |
|-----------|--------------|------------|-----------------------------------|
| Site Size | 32.338 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | } |
|-------------------------|---|
| Location | Part of larger cluster of sites being promoted for housing |
| Policy | Mineral safeguarding area; part of site in Flood Zones 2 and 3; Grade 2 |
| considerations | agricultural land. Immediately north of a wildlife site and Local Nature |
| | Reserve |
| Physical constraints | Mineral consideration area |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Not suitable. Loss of best and most versatile agricultural land. Sterilisation of |
| | mineral resource. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

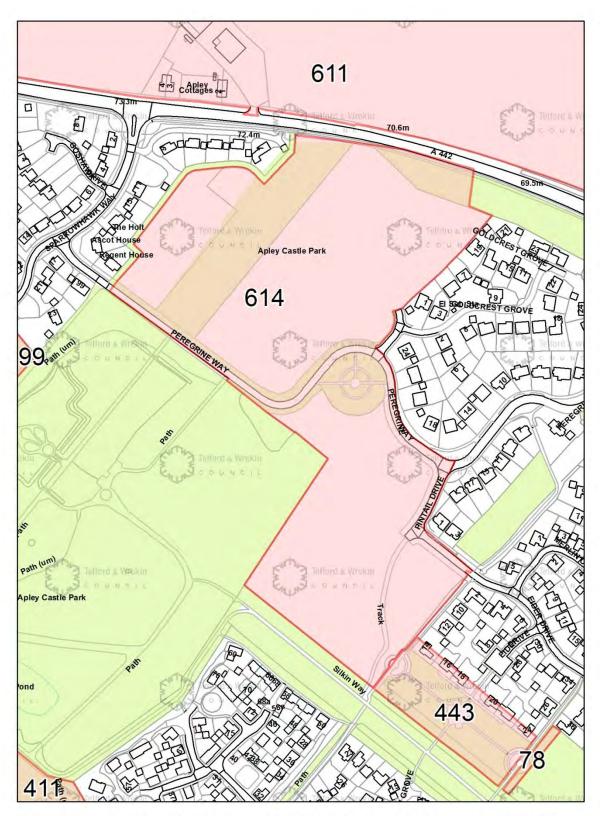
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 614 | Site Name | Land South of Queensway, Apley |
|----------------|-------------|------------|--|
| Site Size | 7.844 Ha | Settlement | Telford |
| PDL | GR | Comment | Outline planning permission granted for housing (TWC/2011/0541) and reserved matters approved in 2015 (TWC/2015/0843). For this reason, this site has therefore not been progressed further. |
| Suitability fo | or housing | | |

| | | been | progresse | eu ruri | ner. | | |
|-------------------|----------------|---------------|-----------|---------|------|------------|--|
| | | | | | | | |
| | | | | | | | |
| Suitability for I | housing | | | | | | |
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical const | | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability | | | | | | | |
| | | | | | | | |
| - | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| No constraints | <u> </u> | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| - | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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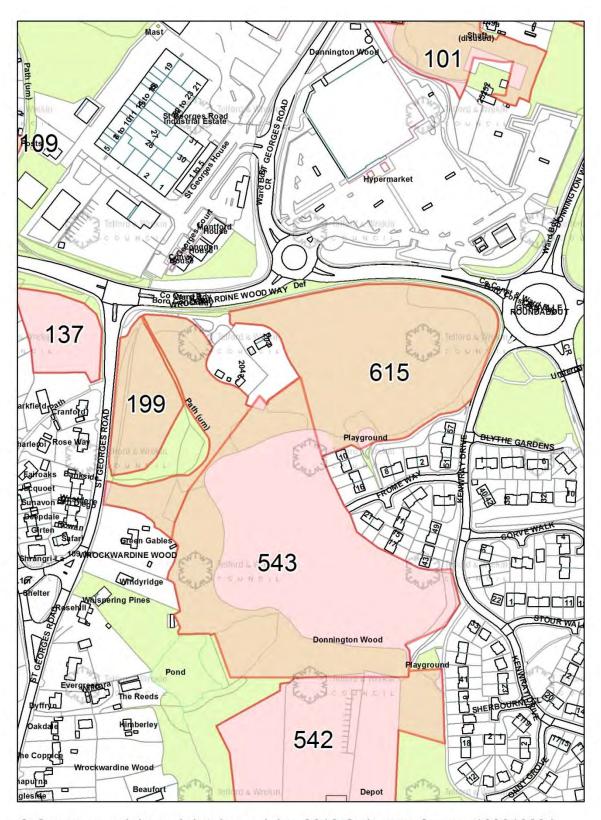
| Site Ref | 615 | Site Name | Land at Frome Way - residual |
|-----------|-------------|------------|--|
| Site Size | 2.847 Ha | Settlement | Telford |
| PDL | GR | Comment | This is the residual area from a larger site that has Section 7(1) consent for housing (reference C98/0010). The land to the south has been built out. |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | Site within 250m of landfill; Mineral consideration area; mineshafts. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is not considered to be suitable given policy constraints. Visually |
| | important. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | | | |



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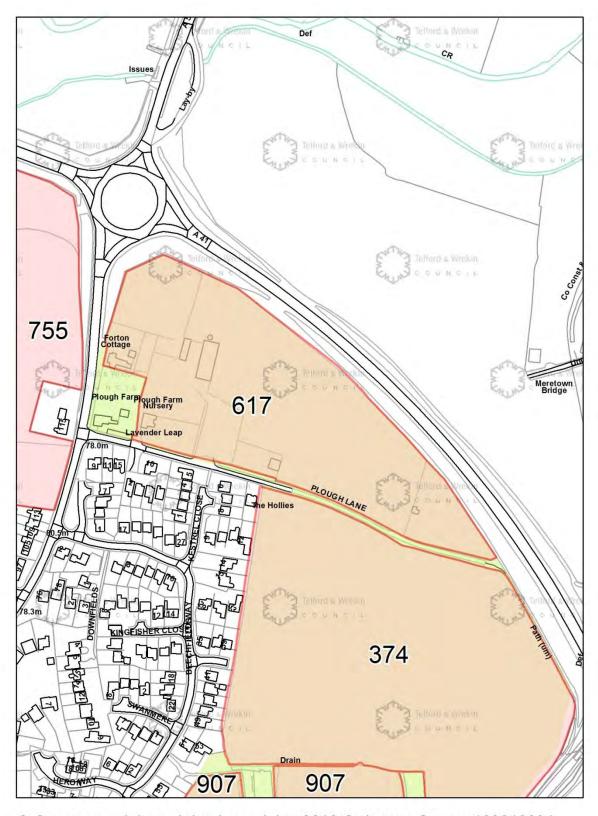
| Site Ref | 617 | Site Name | Plough Farm and nursery, Newport |
|-----------|-------------|------------|----------------------------------|
| Site Size | 3.793 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Site north of Newport, bounded by A41 to the north east |
| Policy | Part Grade 3 agricultural land; Green Network |
| considerations | |
| Physical constraints | Minerals consideration area |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is not considered to be suitable given the policy constraints. Site not needed to promote growth in Telford. Other sites further south score better in sustainability appraisal because of ease of access to services in Newport town centre. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | | | |



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| Site Ref | 621 | Site Name | Land adjacent to 44 Cherrington Road, Site 1 |
|-----------|------------|------------|--|
| Site Size | 0.96 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | Site has outline planning permission for two houses (ref TWC/2015/0580) and has therefore has not been considered further. |

| | | rui tiici. | |
|---------------------|----------------|----------------------|--|
| | | | |
| Cuitability for box | using | | |
| Suitability for ho | using | | |
| Location | | | |
| Policy | | | |
| considerations | | | |
| Physical constrain | | | |
| Potential Impacts | S | | |
| Amenity impacts | | | |
| Overall Suitability | y | | |
| Suitability | | | |
| | · | | |
| - | | | |
| Availability | | | |
| | | | |
| Availability | | | |
| | | | |
| | | | |
| Achievability | | | |
| No constraints | | | |
| Achievability | | | |
| | | | |
| | | | |
| Estimated site de | ensity and tir | neframe for delivery | |
| Developable | | Net site area | |
| area (%) | | | |

6-10 years

11 years +

Density(dph)
Timeframe

(dwellings) Comment 0-5 years



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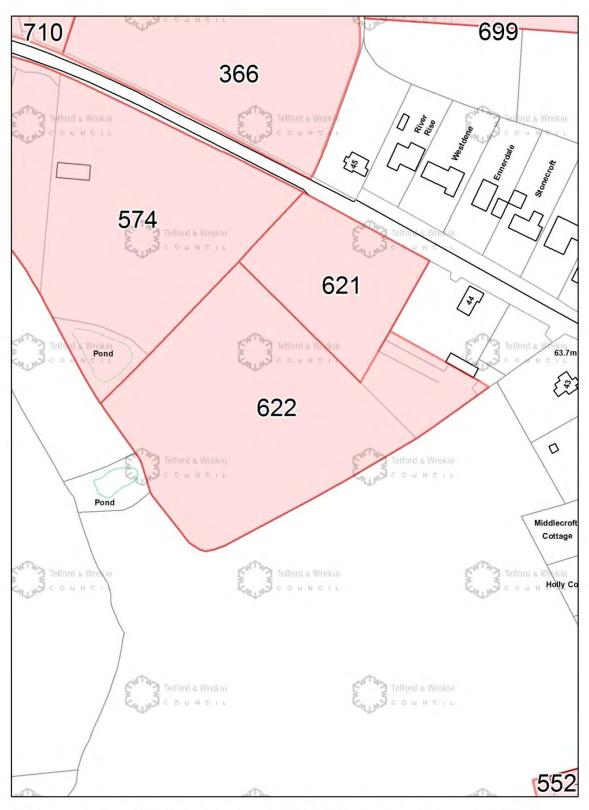
| Site Ref | 622 | Site Name | Land adjacent to 44 Cherrington Road, Site 2 |
|-----------|-------------|------------|--|
| Site Size | 0.318 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Edge of Tibberton |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Outside named rural settlement, Grade 3 agricultural land (part) |
| considerations | |
| Physical constraints | Highway constraint through cumulative development to/ from Tibberton; |
| | access |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is not considered suitable given policy constraint, and site also appears to |
| | be landlocked |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|------|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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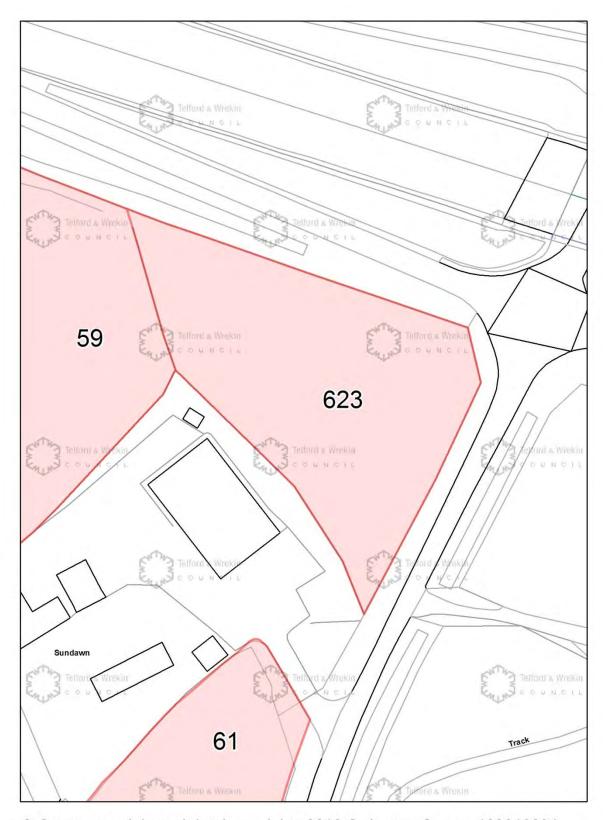
| Site Ref | 623 | Site Name | Land east of Arleston House |
|-----------|-------------|------------|--|
| Site Size | 0.507 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Part of wider site including Site 59 – land south of M54 |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open Countryside; Minerals safeguarding area. |
| considerations | |
| Physical constraints | Noise sensitive (adjacent to M54); access to services in Wellington |
| | constrained |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a small site in the rural area, away from the suitable settlements, it is |
| | considered unsuitable. A review of the Local Plan would be required to |
| | change this. There may also be the requirement some environmental |
| | improvement. The site is in a minerals safeguarding area and extraction of the |
| | minerals may need consideration before any development takes place. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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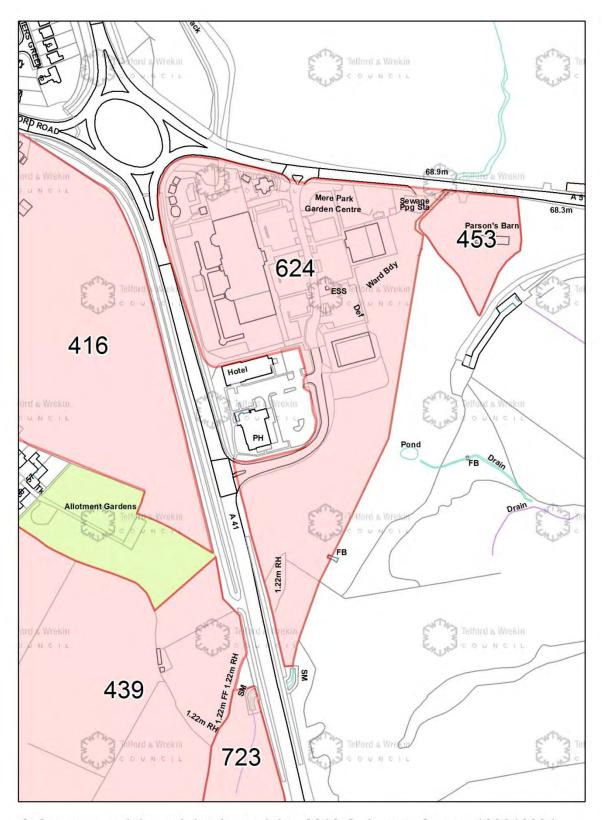
| Site Ref | 624 | Site Name | Land at Mere Park Garden Centre |
|-----------|-------------|------------|---|
| Site Size | 4.391 Ha | Settlement | Open countryside east of Newport |
| PDL | BR | Comment | Commercial use east of Newport with interface with the open countryside |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Minerals Safeguarding Area. Located outside any named settlement |
| considerations | |
| Physical constraints | Restricted access for pedestrians |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is not considered suitable given policy constraints. Access restricted for |
| | pedestrians into Newport. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|---|--|--|
| | • | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 625 | Site Name | Land at Wrockwardine Site 3, Wrockwardine |
|-----------|-------------|------------|---|
| Site Size | 0.214 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | The size of the site is below 0.5 Ha and has therefore not been progressed further. |

| | | | | _ |
|------------------|----------------|----------------------|---|---|
| Suitability for | housing | | | |
| Location | | | | |
| Policy | | | | |
| considerations | 5 | | | |
| Physical const | raints | | | |
| Potential Impa | icts | | | |
| Amenity impa | cts | | | |
| Overall Suitab | ility | | | |
| Suitability | | | | |
| | | | | |
| | | | | |
| Availability | | | | |
| | | | | |
| Availability | | | | |
| | | | | |
| A ala: aa la:1:4 | | | | |
| Achievability | | | | |
| No constraints | | 1 | | |
| Achievability | | | | |
| | | | | |
| | | | | |
| | density and ti | meframe for delivery | Ī | |
| Developable | | Net site area | | |
| area (%) | | | | |
| Density(dph) | | | | |

6-10 years

11 years +

Timeframe

(dwellings) Comment 0-5 years



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| Site Ref | 626 | Site Name | Land at Wrockwardine Site 4, Wrockwardine |
|-----------|------------|------------|---|
| Site Size | 0.44 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | The size of the site is below 0.5 Ha and has therefore not been progressed further. |

| Suitability for housing | |
|-------------------------|----------------------------|
| Location | |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
| | |
| | |
| Availability | |
| | |
| Availability | |
| | |
| | |
| Achievability | |
| No constraints | |
| Achievability | |
| | |
| | |
| | and timeframe for delivery |
| Developable | Net site area |
| area (%) | |
| Density(dph) | |

6-10 years

11 years +

Timeframe

(dwellings) Comment 0-5 years

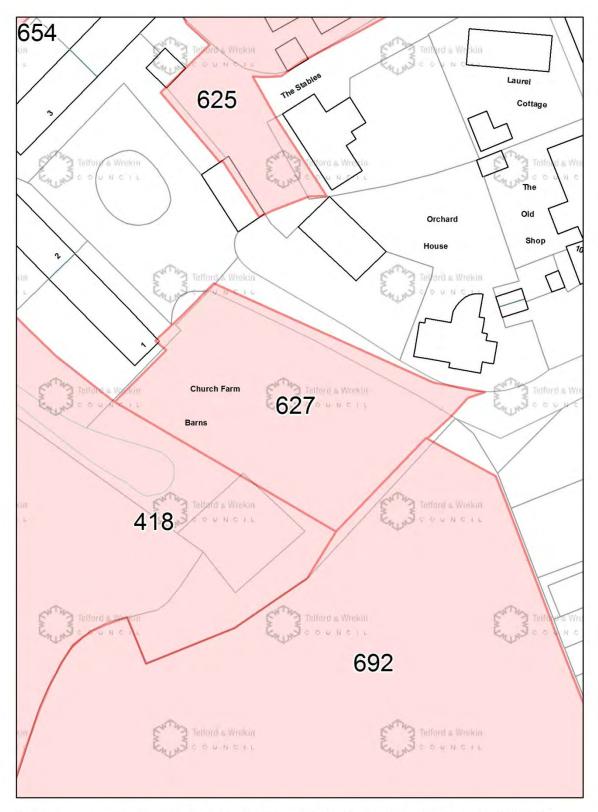


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| Site Ref | 627 | Site Name | Land at Wrockwardine Site 5, Wrockwardine |
|-----------|-------------|------------|---|
| Site Size | 0.135 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | The size of the site is below 0.5 Ha and has therefore not been progressed further. |

| | _ |
|---|---|
| Suitability for housing | |
| Location | |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
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| | _ |
| Availability | |
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| Availability | |
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| Achievability | |
| No constraints | |
| Achievability | |
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| Estimated site density and timeframe for delivery | |
| Developable Net site area | |
| area (%) | |
| Density(dph) | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | | | | |



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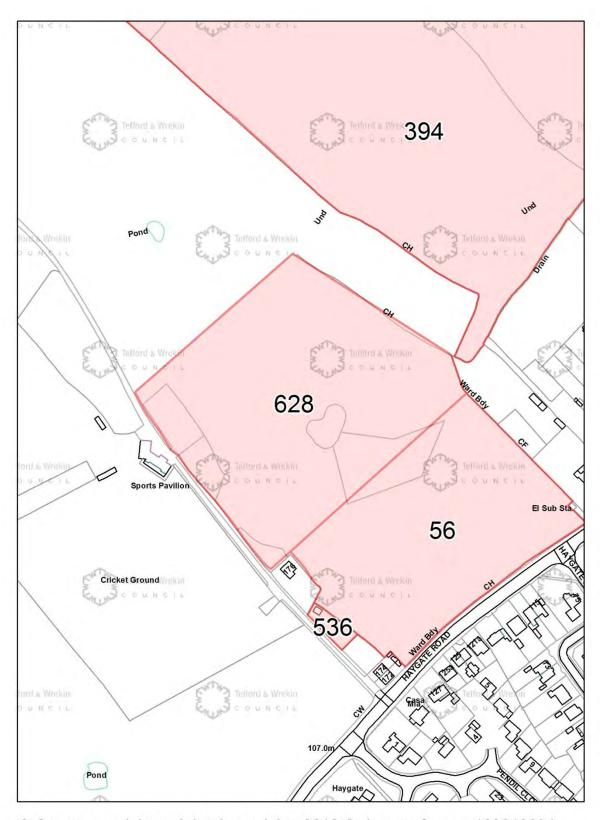
| Site Ref | 628 | Site Name | Land adjoining Haygate Road, Wellington |
|-----------|-------------|------------|---|
| Site Size | 2.687 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Forms part of wider site (394, 56). Two planning appeals allowing housing development on this site are subject to judicial review (TWC/2013/1033 and TWC/2015/0364) |

| Suitability for housing | |
|-------------------------|---|
| Location | Edge of Wellington with proximity to services in town centre |
| Policy | Adjacent to a Grade 2 listed park; Grade 2 agricultural land |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Not appropriate to promote housing here given desire to direct more housing |
| | and employment to east of Telford |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |

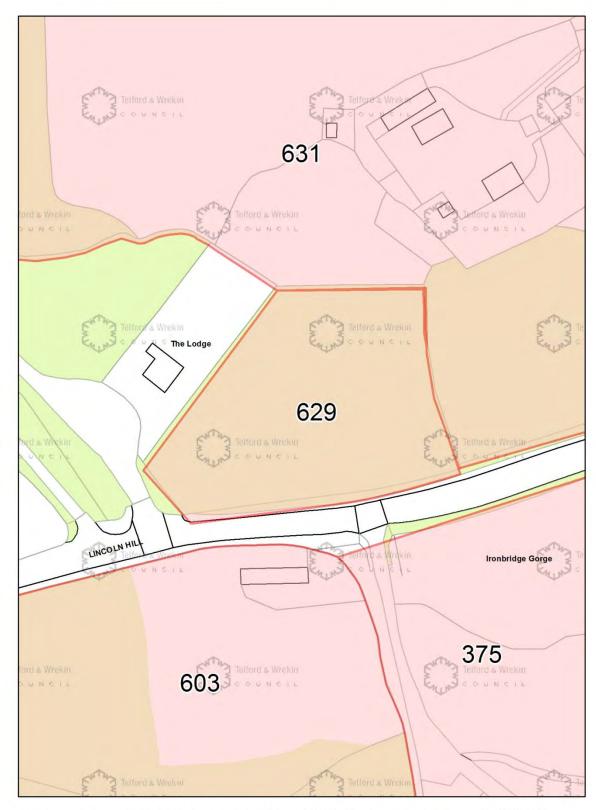


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| Site Ref | 629 | Site Name | West of OA Beech Road, Site 2 |
|-----------|-------------|------------|--|
| Site Size | 0.347 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site below 0.5 Ha and has therefore not been considered further. |

| Suitability for I | nousing | | | | | | |
|-------------------|----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | i | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | lity | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
| No constraints | | | | | | | |
| Achievability | | | | | | | |
| | • | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | • | Net site area | , | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |

(dwellings) Comment



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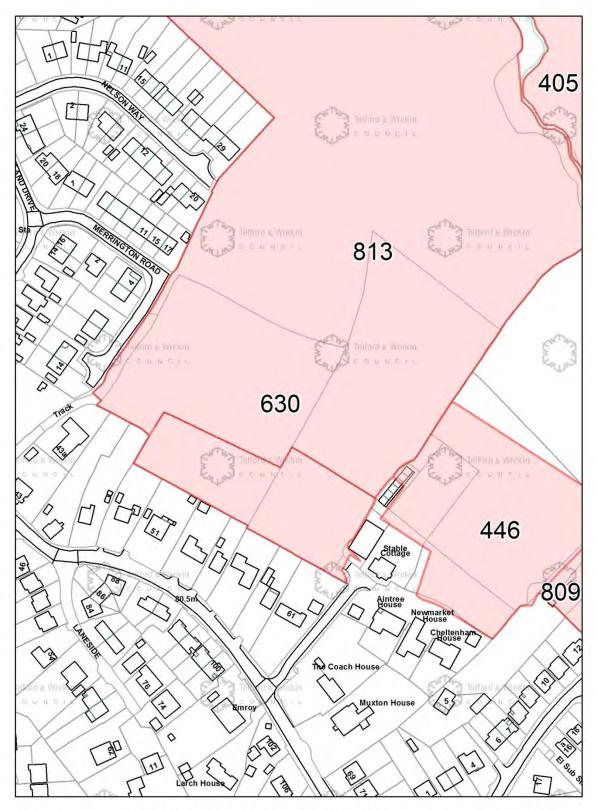
| Site Ref | 630 | Site Name | Land off Merrington Road, Donnington |
|-----------|-------------|------------|---|
| Site Size | 1.893 Ha | Settlement | Open Countryside (majority) |
| PDL | GR | Comment | Site part of a larger parcel of land (including Site 813) that is the subject of a planning application for housing for up to 150 homes (reference TWC/2016/0568). Site forms part of larger parcel including site 405, 809 and 601. Site straddles urban boundary. |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy considerations | Mineral safeguarding area; Grade 3 agricultural land. |
| Physical constraints | Highway access (would need to go through site 813); mineshaft on site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Potential (if combined with other sites) to promote growth but would promote coalescence with Lilleshall. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

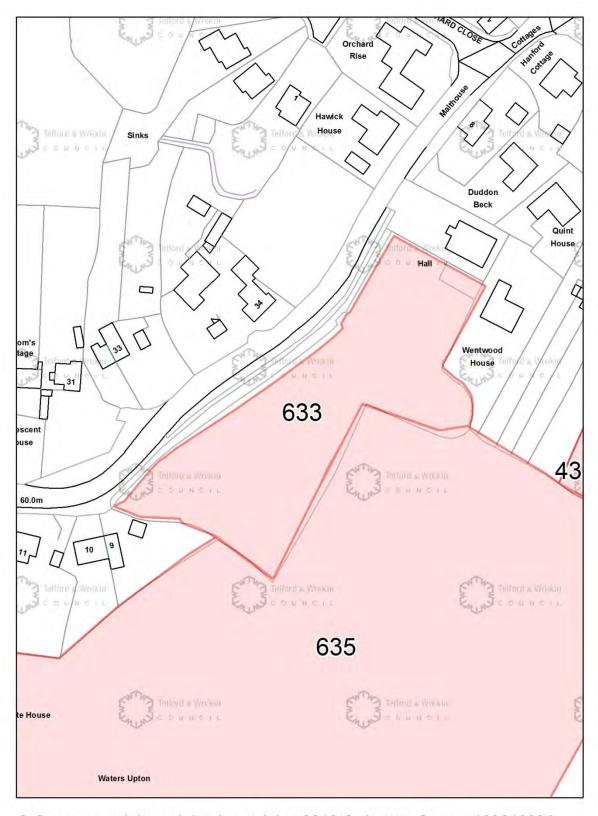
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|-----|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 633 | Site Name | Land south of White House Farm Waters Upton |
|-----------|-------------|------------|---|
| Site Size | 0.489 Ha | Settlement | Rural settlement |
| PDL | BR | Comment | The size of the site is less than 0.5 Ha and has therefore not been assessed further. |

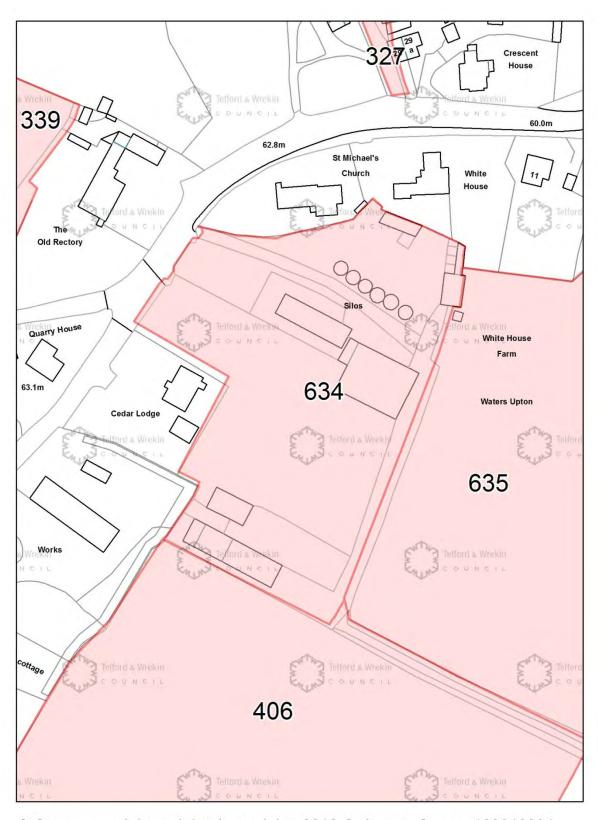
| Suitability for | housing | | | | | |
|-----------------|----------------|---------------|------------|---|------------|--|
| Location | Tiousing | | | | | |
| Policy | | | | | | |
| considerations | = | | | | | |
| Physical const | | | | | | |
| Potential Impa | | | | | | |
| Amenity impa | | | | | | |
| Overall Suitab | | | | | | |
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| Availability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
| No constraints | 5 | | | | | |
| Achievability | | | | | | |
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| | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 5 | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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| Site Ref | 634 | Site Name | Land | south Site 1, V | Vhite House Far | m Waters Upto | on | | |
|---|-------------|--------------|----------|-----------------|---|----------------|-------------|--|--|
| Site Size | 0.923 Ha | Settlement | Rural | al settlement | | | | | |
| PDL | GR | Comment | perm | ission TWC/20 | ng permission fo 11/0575) with I It has therefore | reserved matte | rs approved | | |
| | | | | | | | | | |
| Suitability fo | r housing | | | | | | | | |
| Location | | | | | | | | | |
| Policy | | | | | | | | | |
| consideratio | ns | | | | | | | | |
| Physical cons | straints | | | | | | | | |
| Potential Imp | pacts | | | | | | | | |
| Amenity imp | acts | | | | | | | | |
| Overall Suita | bility | | | | | | | | |
| Suitability | · | | | | | | | | |
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| Availability | | | | | | | | | |
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| Achievability | | | | | | | | | |
| No constraints | | | | | | | | | |
| Achievability | | | | | | | | | |
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| Estimated sit | te density | and timefran | ne for d | eliverv | | | | | |
| Developable | _ | | te area | | | | | | |
| area (%) | | | | | | | | | |
| Density(dph) |) | | | | | | | | |
| Timeframe | 0-5 ye | ars | | 6-10 years | | 11 years + | | | |
| / d = 112 3 | , , | | | , | | • | | | |

(dwellings) Comment



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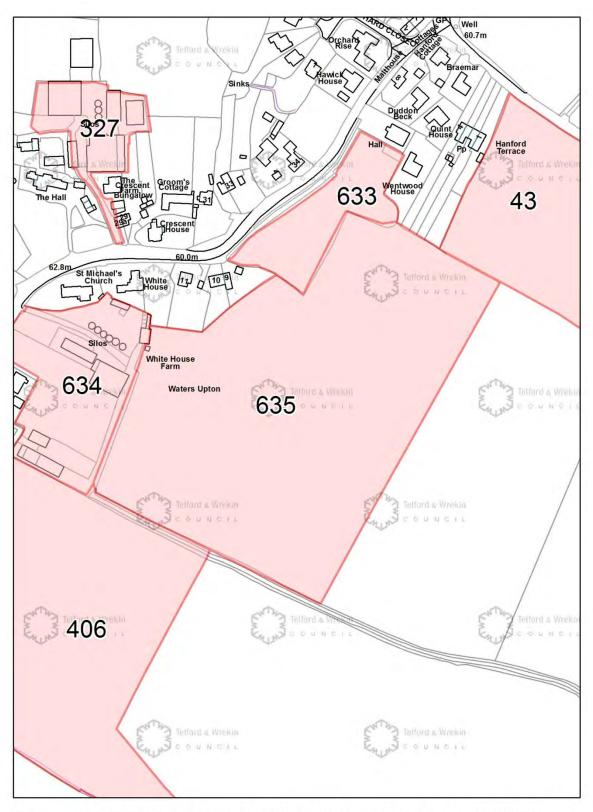
| Site Ref | 635 | Site Name | Land south of White House Farm Waters Upton |
|-----------|-------------|------------|--|
| Site Size | 4.163 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | Site is landlocked and needs to be considered alongside site 43 and 406 and 634. |

| Suitability for housing | Suitability for housing | | | | |
|-------------------------|---|--|--|--|--|
| Location | Landlocked site to west of village. Close to village facilities | | | | |
| Policy | Grade 2 agricultural land; mineral safeguarding area | | | | |
| considerations | | | | | |
| Physical constraints | Proximity to great crested newts (refer planning application TWC/2014/0761) | | | | |
| Potential Impacts | | | | | |
| Amenity impacts | | | | | |
| Overall Suitability | Landlocked site. Would need access via adjacent land. | | | | |
| Suitability | Unsuitable | | | | |

| Availability | | | |
|--------------|--|--|--|
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| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |

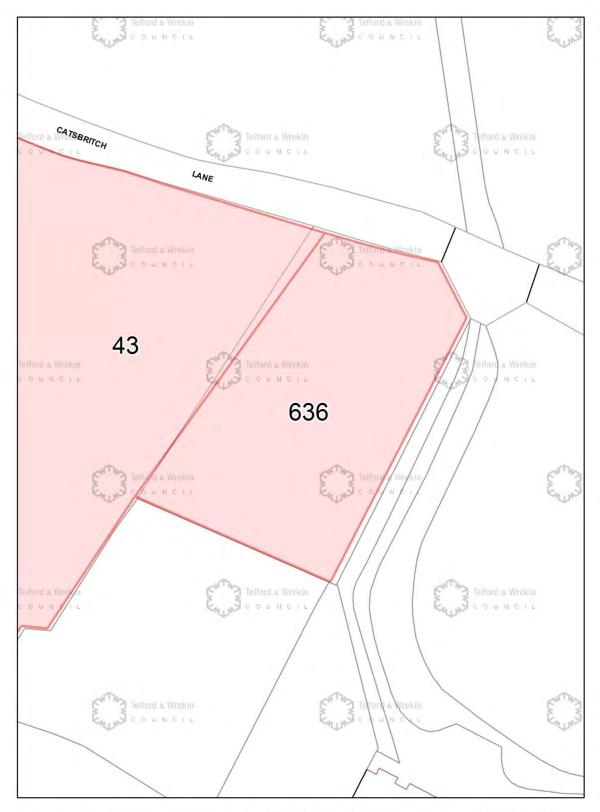


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| Site Ref | 636 | Site Name | Land east of Hanford Terrace, Catbritch Lane |
|-----------|-------------|------------|--|
| Site Size | 0.185 Ha | Settlement | Open countryside |
| PDL | GR | Comment | The size of the site below 0.5 Ha and has therefore not been assessed further. |

| Suitability for | housing | | | | |
|-----------------|----------------|----------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | 5 | | | | |
| Physical const | raints | | | | |
| Potential Impa | icts | | | | |
| Amenity impa | cts | | | | |
| Overall Suitab | ility | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
| No constraints | i | | | | |
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| Estimated site | density and ti | meframe for do | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |

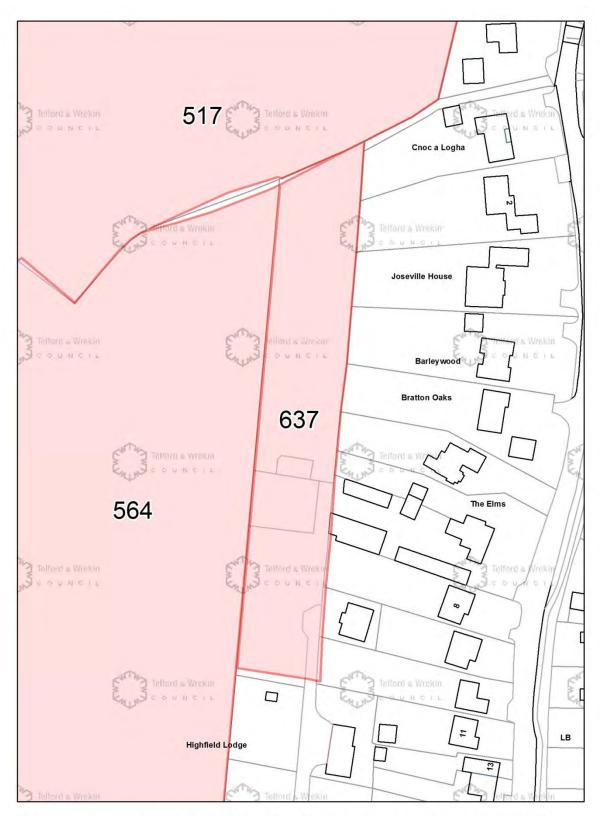
(dwellings) Comment



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| Site Ref | 637 | Site Name | Land to rear of 9 Bratton Road, Wellington |
|-----------|-------------|------------|--|
| Site Size | 0.459 Ha | Settlement | Open countryside adjoining Telford |
| PDL | GR | Comment | The size of the site below 0.5 Ha and has therefore not been assessed further. |

| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|----------|-----|--|------------|---|
| Location | ilousing | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical const | | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| A -1-11-111 | | | | | | | |
| Achievability | | | | | | | |
| No constraints | | | | | | | |
| Achievability | | | | | | | |
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| entrant data | | | . 12 | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | 0.5 | | 6.40 | | | 44 | |
| Timeframe | 0-5 years | | 6-10 yea | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 640 | Site Name | Land at Heath Hill, Dawley |
|-----------|-------------|------------|--|
| Site Size | 0.699 Ha | Settlement | Telford |
| PDL | BR | Comment | Site in employment use (business and café) |

| Suitability for housing | | | | |
|-------------------------|---|--|--|--|
| Location | Forms part of an industrial complex including B2 uses. | | | |
| Policy | Mining consideration area | | | |
| considerations | | | | |
| Physical constraints | Mineshaft, access | | | |
| Potential Impacts | | | | |
| Amenity impacts | Potential noise impacts of adjacent land uses on future residents. | | | |
| Overall Suitability | Not suitable to promote as it would sterilise adjacent industrial use | | | |
| Suitability | Unsuitable | | | |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | | | |



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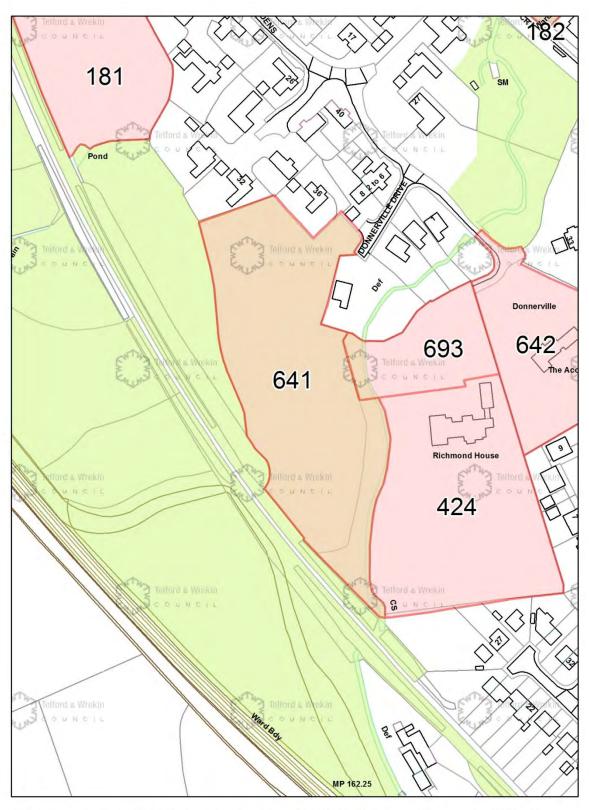
| Site Ref | 641 | Site Name | Land at Donnerville Drive, Donnerville Gardens |
|-----------|-------------|------------|--|
| Site Size | 1.164 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | |
|-------------------------|--|--|--|--|--|
| Location | Site on edge of Wellington/ Admaston within urban boundary of Telford | | | | |
| Policy | Green Network | | | | |
| considerations | | | | | |
| Physical constraints | Part of site Zone 2 and Zone 3 flood risk; minerals consideration area | | | | |
| Potential Impacts | | | | | |
| Amenity impacts | | | | | |
| Overall Suitability | Loss of Green Network | | | | |
| Suitability | Unsuitable | | | | |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

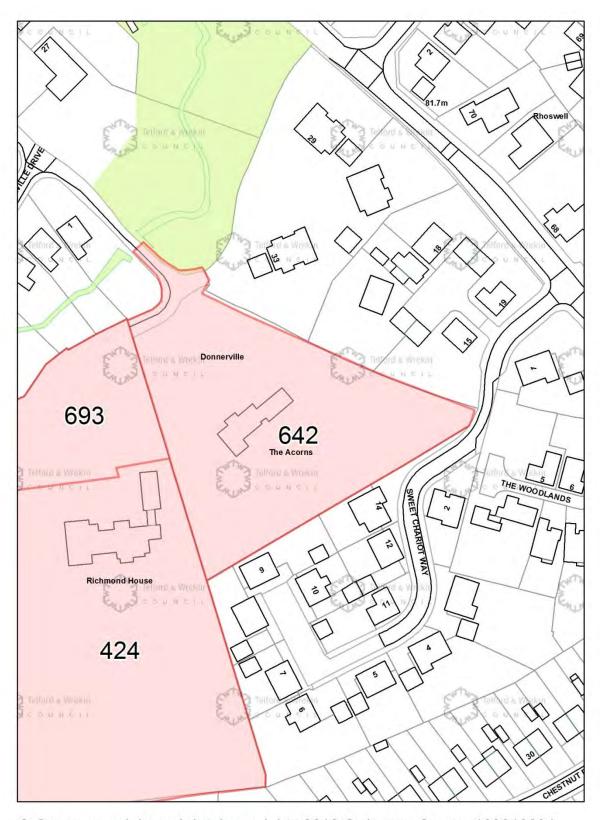
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | | | |



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| Site Ref | 642 | Site Name | Land at Donnerville Drive, Donnerville Gardens |
|----------------|-------------|------------|---|
| Site Size | 0.642 Ha | Settlement | Telford |
| PDL | GR | Comment | The site benefits from planning permission for seven dwellings (reference TWC/2012/0395) and has therefore not been considered further. |
| - | | | |
| Suitability fo | r housing | | |
| Location | | | |
| Policy | | | |
| consideration | ns | | |
| Physical cons | straints | | |
| Potential Imp | pacts | | |
| Amenity imp | | | |
| Overall Suita | bility | | |
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| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | _ | • | • | | • | _ | |

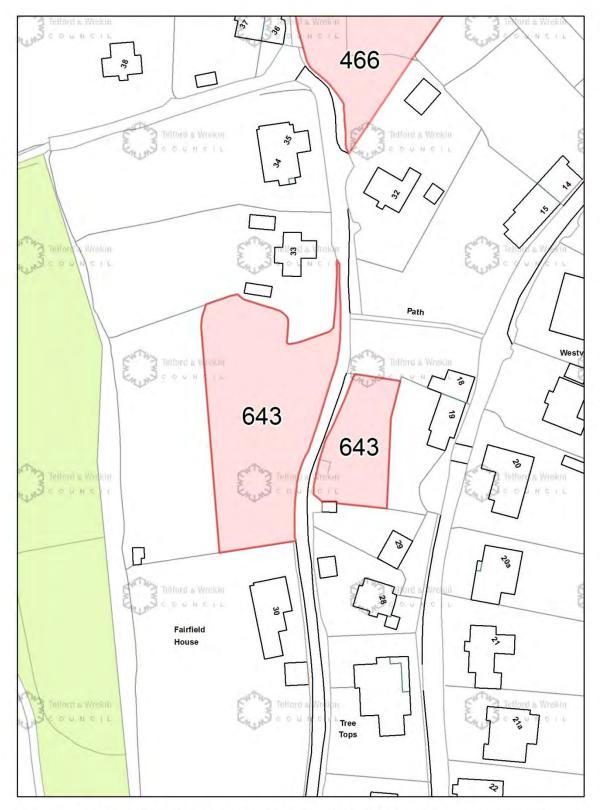


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| Site Ref | 643 | Site Name | Land opposite 31 The Rock |
|-----------|-------------|------------|--|
| Site Size | 0.168 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site below 0.5 Ha and has therefore not been assessed further. |

| Suitability for housing | | |
|-------------------------|----------------------------|---|
| Location | | |
| Policy | | |
| considerations | | |
| Physical constraints | | |
| Potential Impacts | | |
| Amenity impacts | | |
| Overall Suitability | | |
| Suitability | | |
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| | | _ |
| Availability | | |
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| Availability | | |
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| Achievability | | |
| No constraints | | |
| Achievability | | |
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| | | _ |
| Estimated site density | and timeframe for delivery | |
| Developable | Net site area | |
| area (%) | | |
| Density(dph) | | |

| / \ / | | | | |
|-------------|-----------|------------|------------|--|
| Timeframe | 0-5 years | 6-10 years | 11 years + | |
| (dwellings) | | | | |
| Comment | | | | |
| | | | | |

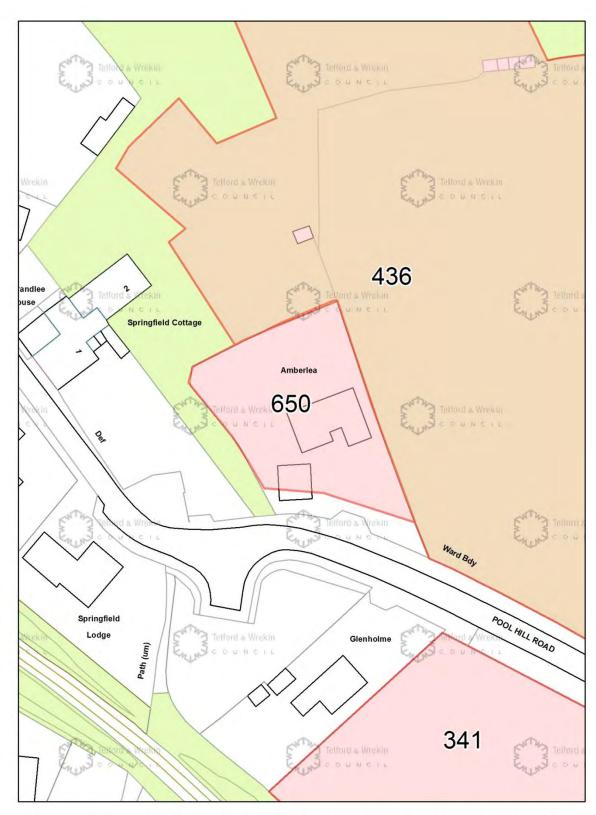


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| Site Ref | 650 | Site Name | East of Pool Hill Road |
|-----------|------------|------------|--|
| Site Size | 0.08 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site is less than 0.5Ha. It has therefore not been assessed further. |

| Suitability for housing | |
|---|--|
| Location | |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
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| | |
| Availability | |
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| Availability | |
| <u> </u> | |
| | |
| Achievability | |
| No constraints | |
| Achievability | |
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| | |
| Estimated site density and timeframe for delivery | |
| Developable Net site area | |
| area (%) | |
| | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 651 | Site Name | Land at Southall Road |
|-----------|-------------|------------|--|
| Site Size | 0.148 Ha | Settlement | Telford |
| PDL | BR | Comment | The size of the site is less than 0.5Ha. It has therefore not been assessed further. |

| | | | _ |
|--------------------|---------------------|----------------------|---|
| Suitability for | ากแร่เทศ | | |
| Location | lousing | | |
| Policy | | | |
| considerations | ; | | |
| Physical const | raints | | |
| Potential Impa | cts | | |
| Amenity impa | cts | | |
| Overall Suitabi | lity | | |
| Suitability | | | |
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| Availability | | | |
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| Achievability | | | |
| No constraints | | | |
| Achievability | | | |
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| Fortunation of the | ala a de la calente | | |
| | density and ti | meframe for delivery | |
| Developable | | Net site area | |
| area (%) | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 652 | Site Name | Land adj Torkill House |
|-----------|-------------|------------|--|
| Site Size | 0.056 Ha | Settlement | Telford |
| PDL | BR | Comment | The size of the site is less than 0.5Ha. It has therefore not been assessed further. |

| <u> </u> | | | | | | | |
|-------------------|----------------|----------------|---------|------|--|------------|--|
| Suitability for I | nousing | | | | | | |
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 3 | | | | | | |
| Physical consti | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitabi | lity | | | | | | |
| Suitability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | <u>-</u> | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| No constraints | ; | | | | | | |
| Achievability | | | | | | | |
| | | • | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |

(dwellings) Comment



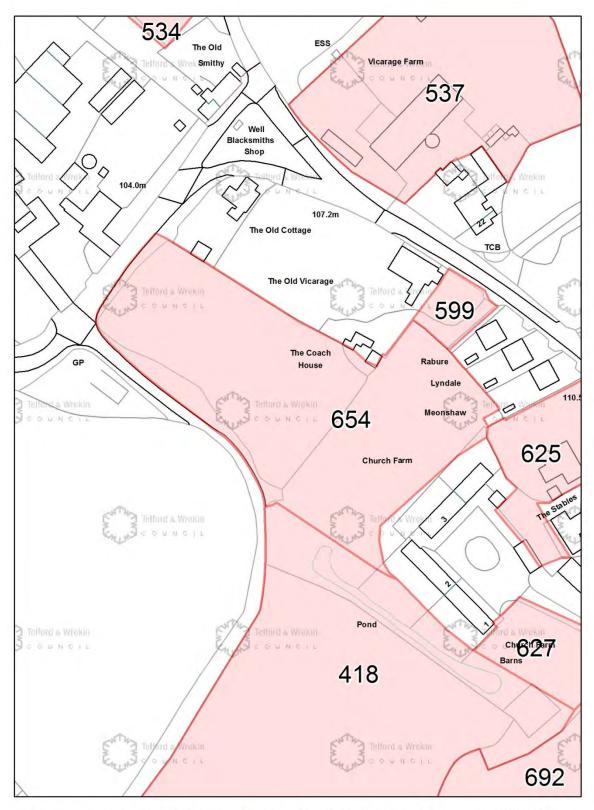
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| Site Ref | 654 | Site Name | Land at Wrockwardine Site 2, Wrockwardine |
|-----------|-------------|------------|---|
| Site Size | 0.887 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | Field close to edge of the village. Limited infrastructure in village |

| Suitability for housing | | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Unnamed rural settlement | | | | | |
| Policy | Conservation Area; Mineral safeguarding area | | | | | |
| considerations | | | | | | |
| Physical constraints | Listed buildings to east; land to north covered by TPO | | | | | |
| Potential Impacts | Traffic impacts on village streets | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Sensitive site (heritage constraints) and extensive new development in village | | | | | |
| | with limited infrastructure would not represent sustainable development | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | |
|---------------|--------------|
| | |
| Availability | |
| · | |
| | |
| Achievability | |
| | |
| Achievability | |
| · | _ |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable area (%) | | Net site area | (ha) | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 656 | Site Name | St Patricks Primary School, North Road |
|-----------|-------------|------------|---|
| Site Size | 0.625 Ha | Settlement | Telford |
| PDL | BR | Comment | School playground of existing primary school. Densely built up site in urban location opposite Wrekin View Primary school |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Tenora arban area |
| considerations | |
| | |
| Physical constraints | Access constraints |
| Potential Impacts | Access constraints |
| Amenity impacts | Landlanda de Carranda de Carra |
| Overall Suitability | Landlocked site. Comprehensive redevelopment of school site would be |
| 0 1: 1:11: | required to release this site. |
| Suitability | Unsuitable |
| | |
| | |
| Availability | |
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |
| | |
| | |
| Estimated site density | y and timeframe for delivery |
| Developable | Net site area |
| 4.43 | |

6-10 years

11 years +

area (%)
Density(dph)
Timeframe

(dwellings) Comment 0-5 years



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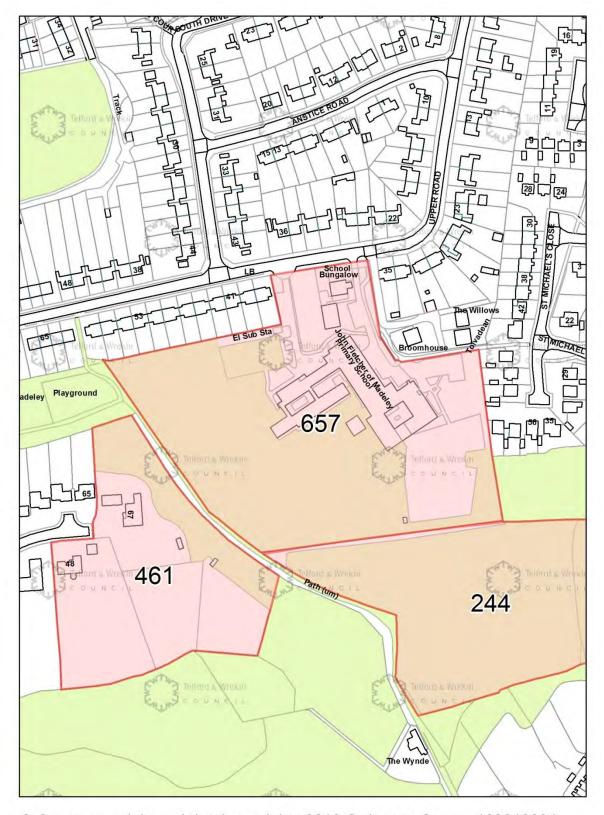
| Site Ref | 657 | Site Name | John Fletcher Junior School & Madeley Infants School, Upper |
|-----------|-------|------------|---|
| | | | Road |
| Site Size | 2.471 | Settlement | Telford |
| | На | | |
| PDL | BR/ | Comment | |
| | GR | | School site and playing fields in Madeley |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | Green Network (playing fields) |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in |
| | principle. For the site to become appropriate for residential use suitable |
| | justification would be required to outweigh the green network designation, or |
| | following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|---|---|------------|---|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | • | • | | _ |



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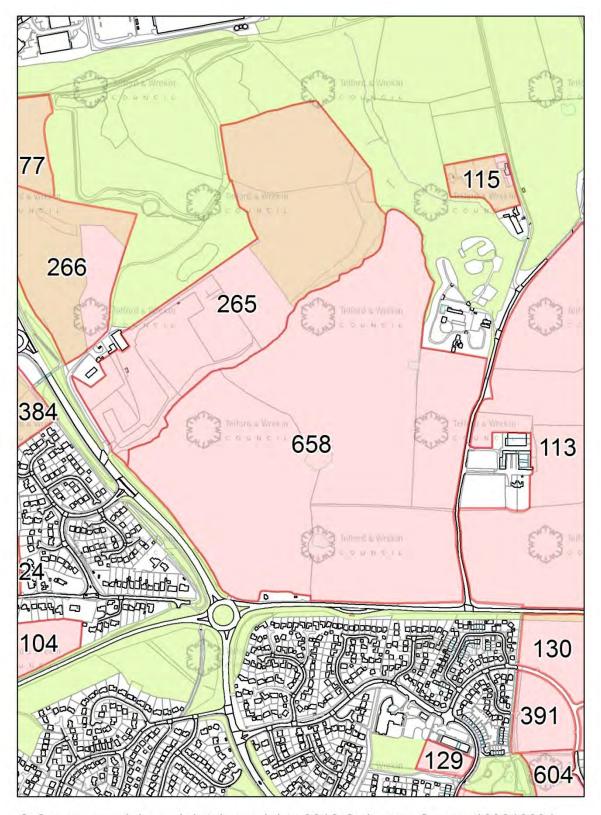
| Site Ref | 658 | Site Name | Land north of Redhill, Watling Street |
|-----------|--------------|------------|--|
| Site Size | 30.753 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Farming land on north side of Watling Road, north of Telford |

| Location | Open countryside | | | | | |
|----------------------|---|--|--|--|--|--|
| Policy | Minerals safeguarding; Grade 3 agricultural land | | | | | |
| considerations | | | | | | |
| Physical constraints | Access restricted to Watling Road | | | | | |
| Potential Impacts | Waste site to north west | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Site is not considered suitable given site-specific and policy constraints. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------------|------|--|---|------------|--|
| Developable | | Net site area | Vet site area | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | • | | |



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| Site Ref | 660 | Site Name | Highfield House, Wrekin Road |
|-----------|-------------|------------|---|
| Site Size | 0.632 Ha | Settlement | Telford |
| PDL | BR | Comment | The site has planning permission for conversion of the former children's home for flats and the erection of 10 dwellings (reference TWC/2014/0153). It has therefore not been considered further. |

| Suitability for housing Location |
|---|
| Location |
| Location |
| |
| |
| Policy |
| considerations |
| Physical constraints Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
| |
| |
| Availability |
| |
| Availability |
| |
| |
| Achievability |
| No constraints |
| Achievability |
| |
| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 662 | Site Name | Land off Glovers Way, Shawbirch |
|-----------|-------------|------------|---------------------------------|
| Site Size | 0.629 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Open field at the edge of Telford | | | | | |
| Policy | Green Network | | | | | |
| considerations | | | | | | |
| Physical constraints | Mineral consideration area | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Serves important function in Green Network | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | | | |



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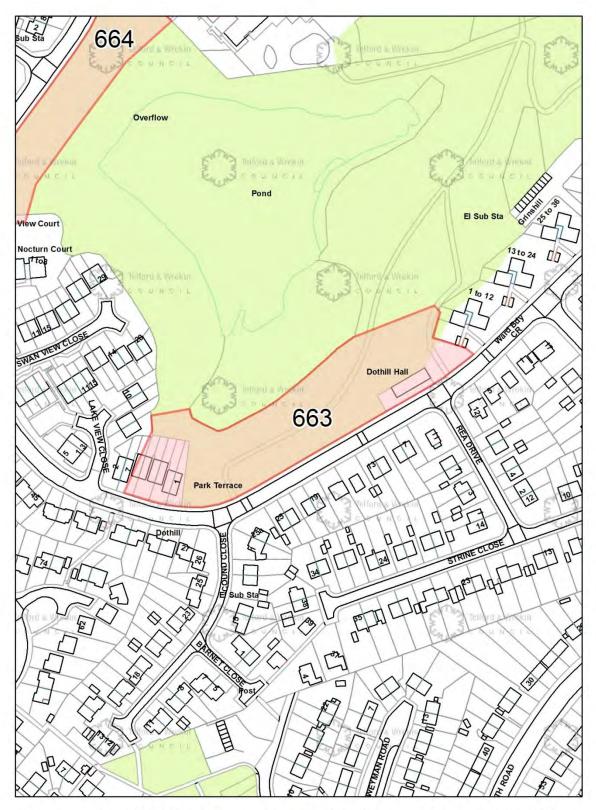
| Site Ref | 663 | Site Name | Land at Severn Drive - Site 2 |
|-----------|-------------|------------|-------------------------------|
| Site Size | 0.797 Ha | Settlement | Telford |
| PDL | GR | Comment | Open land in an urban setting |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network, Dothill Local Nature Reserve |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site of visual and ecological significance. Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. e |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |

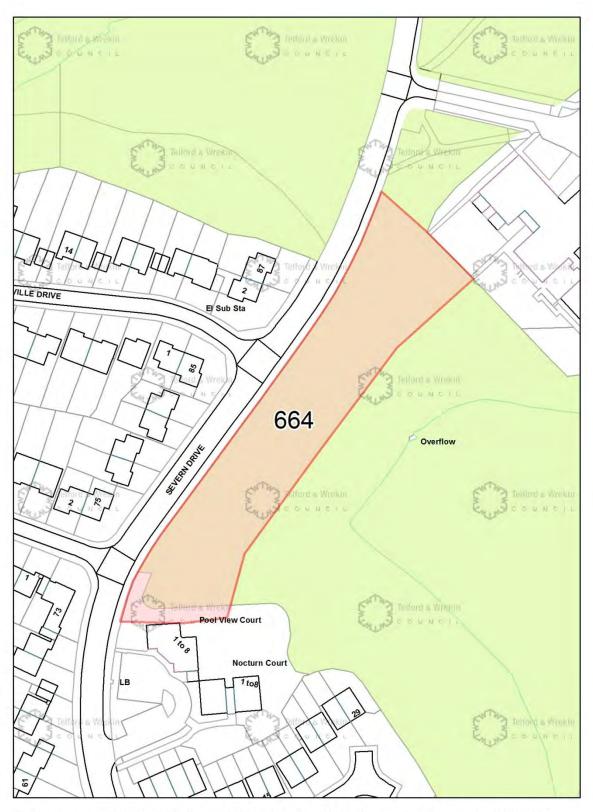


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| Site Ref | 664 | Site Name | Land at Severn Drive - Site 1 |
|-----------|-------------|------------|--|
| Site Size | 0.446 Ha | Settlement | Telford |
| PDL | | Comment | Size of the site is less than 0.5 Ha. It forms part of Dothill Local Nature Reserve. The site has therefore not been assessed further. |

| | | 10.10 | 2:: | | | | | | | |
|---|-----------|---------------|------------|--|------------|--|--|--|--|--|
| | | | | | | | | | | |
| | | | | | | | | | | |
| Suitability for housing | | | | | | | | | | |
| Location | | | | | | | | | | |
| Policy | | | | | | | | | | |
| considerations | 5 | | | | | | | | | |
| Physical const | raints | | | | | | | | | |
| Potential Impa | acts | | | | | | | | | |
| Amenity impa | cts | | | | | | | | | |
| Overall Suitab | ility | | | | | | | | | |
| Suitability | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Availability | | | | | | | | | | |
| | | | | | | | | | | |
| Availability | | | | | | | | | | |
| | | <u>-</u> | | | | | | | | |
| | | | | | | | | | | |
| Achievability | | | | | | | | | | |
| No constraints | | | | | | | | | | |
| Achievability | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Estimated site density and timeframe for delivery | | | | | | | | | | |
| Developable | | Net site area | | | | | | | | |
| area (%) | | | | | | | | | | |
| Density(dph) | | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | | | | | |
| (dwellings) | | | | | | | | | | |

Comment



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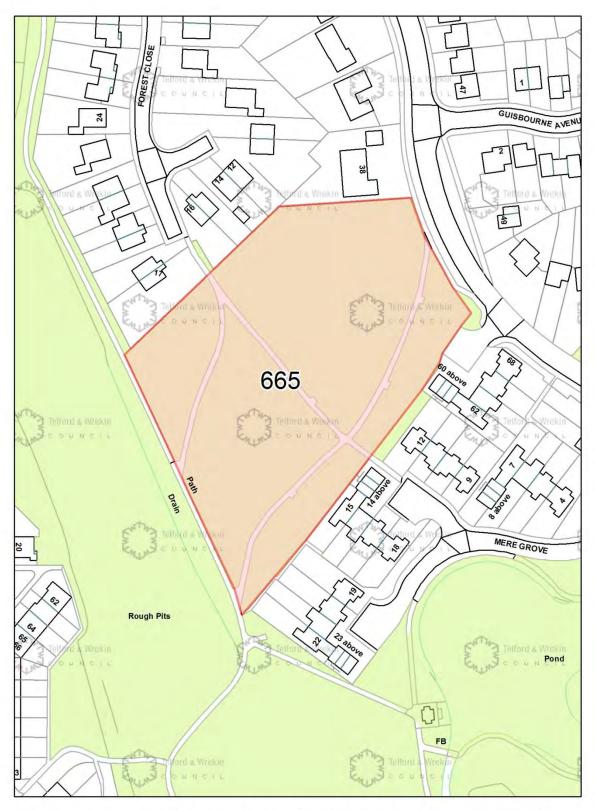
| Site Ref | 665 | Site Name | Land off Glade Way, Shawbirch - Site 2 |
|-----------|-------------|------------|--|
| Site Size | 0.956 Ha | Settlement | Telford |
| PDL | GR | Comment | Open space in council ownership |

| Suitability for housing | } |
|-------------------------|---|
| Location | |
| Policy | Green Network – subsequently designated as a Green Guarantee site |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in |
| | principle. For the site to become appropriate for residential use suitable |
| | justification would be required to outweigh the green network designation, or |
| | following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | | | |

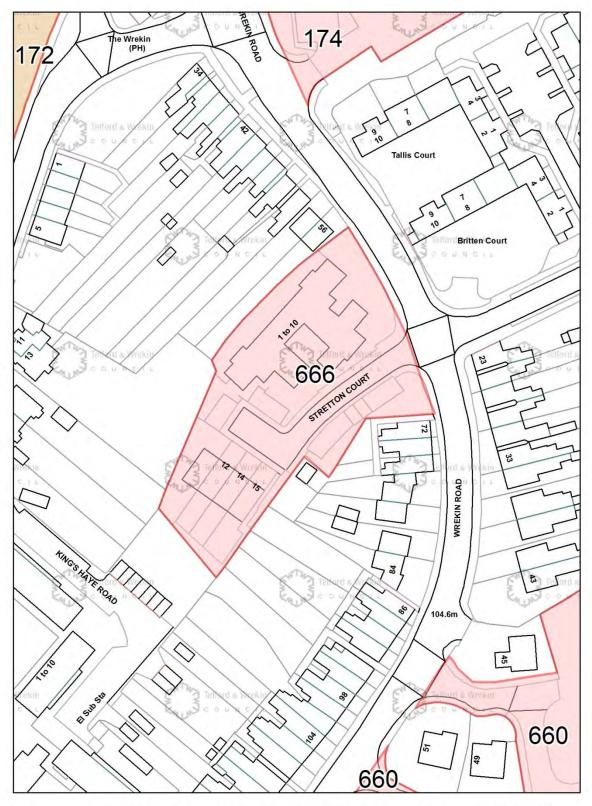


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| Site Ref | 666 | Site Name | Wrekin Road Day Centre, Wellington |
|-----------|-------------|------------|--|
| Site Size | 0.301 Ha | Settlement | Telford |
| PDL | BR | Comment | The size of the site is less than 0.5 Ha. It also benefits from planning permission for conversion of day centre to eight flats and erection of four dwellings (TWC/2010/0458) which has been implemented. It has therefore not been considered further. |

| Suitability for housing | |
|-------------------------|----------------------------|
| Location | |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
| | |
| | |
| Availability | |
| | |
| Availability | |
| | |
| | |
| Achievability | |
| No constraints | |
| Achievability | |
| | |
| | |
| Estimated site density | and timeframe for delivery |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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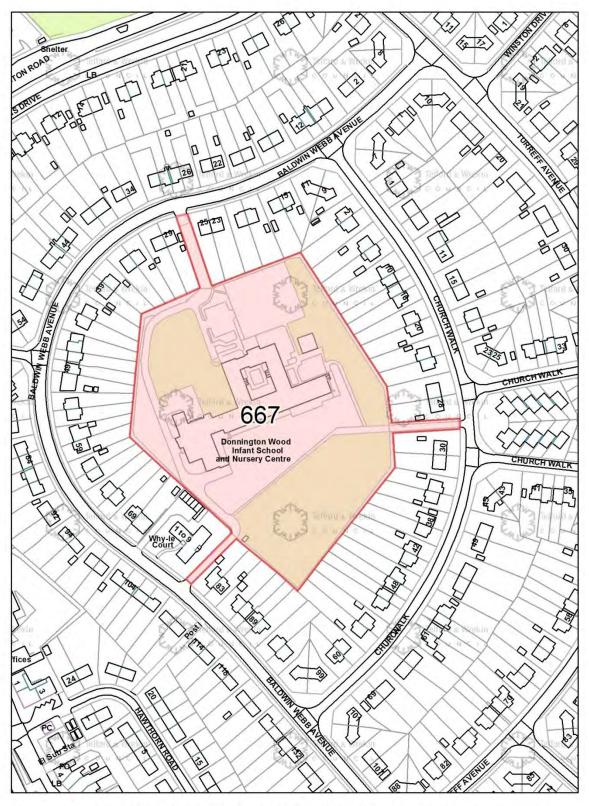
| Site Ref | 667 | Site Name | Donnington Wood Infants, Donnington |
|-----------|-------------|------------|---|
| Site Size | 1.861 Ha | Settlement | Telford |
| PDL | BR | Comment | School on grounds in urban setting, accessed off Baldwin Webb Avenue |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network (part) |
| considerations | |
| Physical constraints | Mineshaft; mining consideration area; restricted access to public highway |
| Potential Impacts | |
| Amenity impacts | Potential for overlooking into adjacent houses and other amenity impacts if |
| | developed fully for housing. |
| Overall Suitability | Site is not considered suitable given the range of constraints. Development |
| | would not be supported in principle on those parts of the site designated as |
| | Green Network without a review of the local plan. |
| | |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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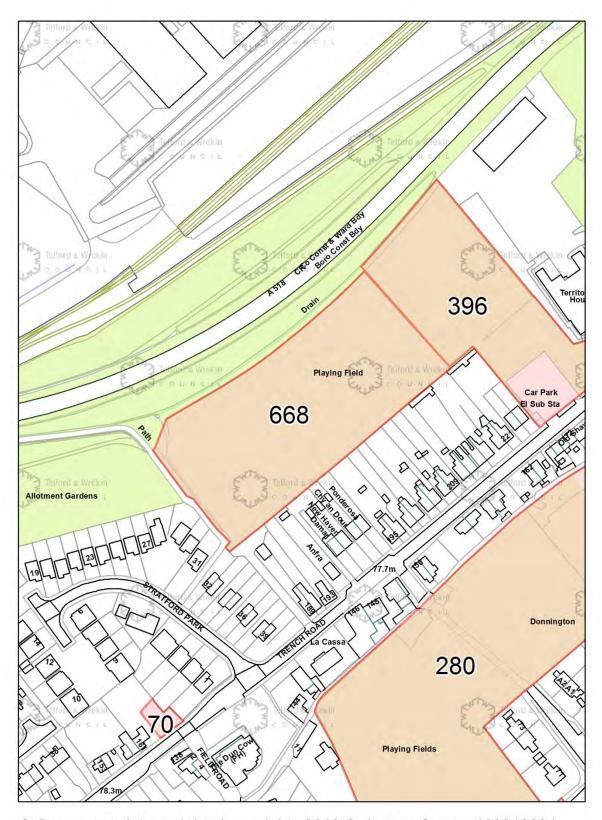
| Site Ref | 668 | Site Name | Land at Trench Road, Trench |
|-----------|-------------|------------|---|
| Site Size | 1.004 Ha | Settlement | Telford |
| PDL | GR | Comment | Site forms part of a larger site with site 396. Playing fields in urban location. |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | Green Network; playing fields |
| considerations | |
| Physical constraints | Site may have been used for tipping in the past (refer application W77/0808) |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site not considered suitable given policy constraints. Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|------|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

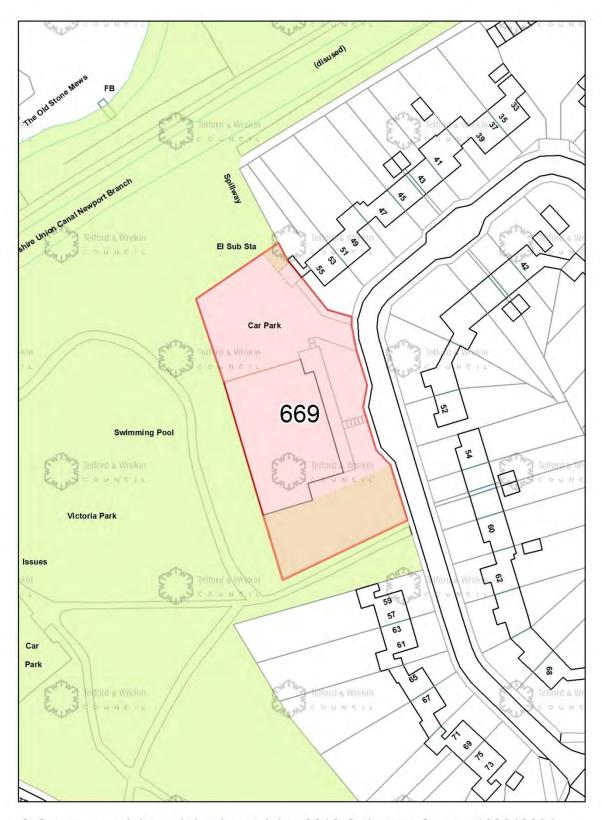
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 669 | Site Name | Victoria Park Swimming Baths, Newport |
|-----------|-------------|------------|---|
| Site Size | 0.263 Ha | Settlement | Newport |
| PDL | BR | Comment | The size of the site is below 0.5 Ha and has therefore not been considered further. |

| | | | | | | - |
|-----------------|----------------|---------------|------------|--|------------|---|
| Suitability for | housing | | | | | |
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 5 | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | acts | | | | | |
| Amenity impa | cts | | | | | |
| Overall Suitab | ility | | | | | |
| Suitability | | | | | | |
| | | | | | | |
| | | | | | | |
| Availability | | | | | | |
| | | | | | | |
| Availability | | | | | | |
| | | | | | | |
| | | | | | | |
| Achievability | | | | | | |
| No constraints | 5 | T | | | | |
| Achievability | | | | | | |
| | | | | | | |
| | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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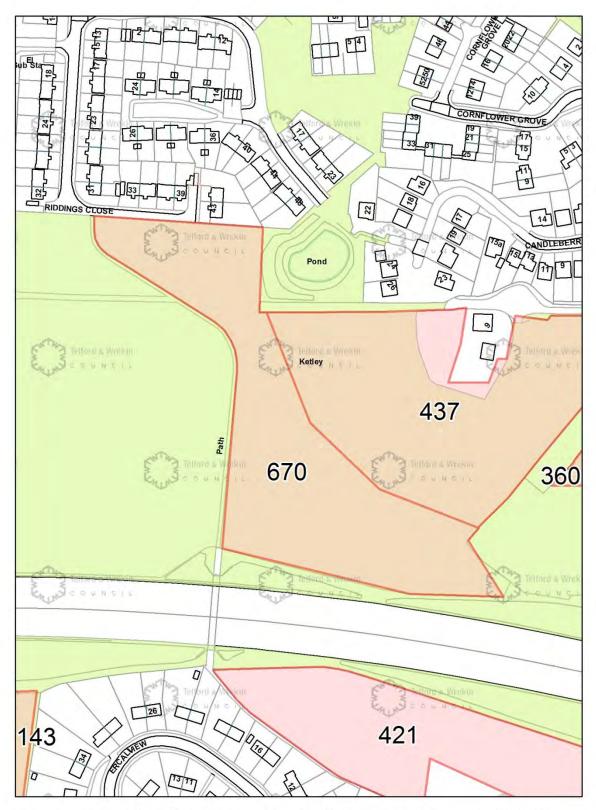
| Site Ref | 670 | Site Name | Land off Riddings Close, Ketley |
|-----------|-------|------------|--|
| | | | |
| Site Size | 1.449 | Settlement | Telford |
| | На | | |
| PDL | GR/ | Comment | This parcel of land forms part of wider site including site 437. |
| | BR | | Undulating site (previous landfill) |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban are |
| Policy | Green Network |
| considerations | |
| Physical constraints | Former landfill; mineshafts; proximity to M54 (noise) |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. Other physical constraints on development. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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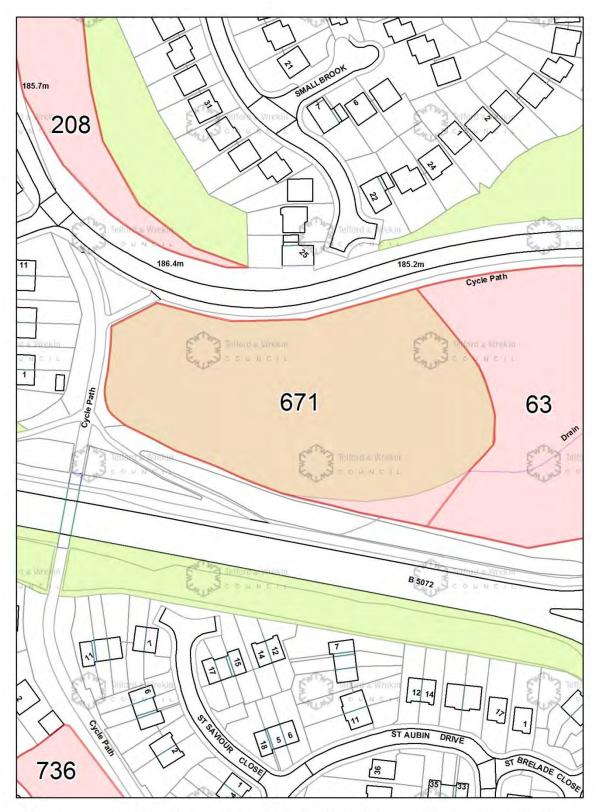
| Site Ref | 671 | Site Name | Land off Rock Road - Site 3 |
|-----------|-------------|------------|---|
| Site Size | 0.772 Ha | Settlement | Telford |
| PDL | GR | Comment | Part of larger parcel including site 63 |

| Suitability for housing | } |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network (unlike site 63) |
| considerations | |
| Physical constraints | |
| Potential Impacts | Potential access issues. |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | | | | |



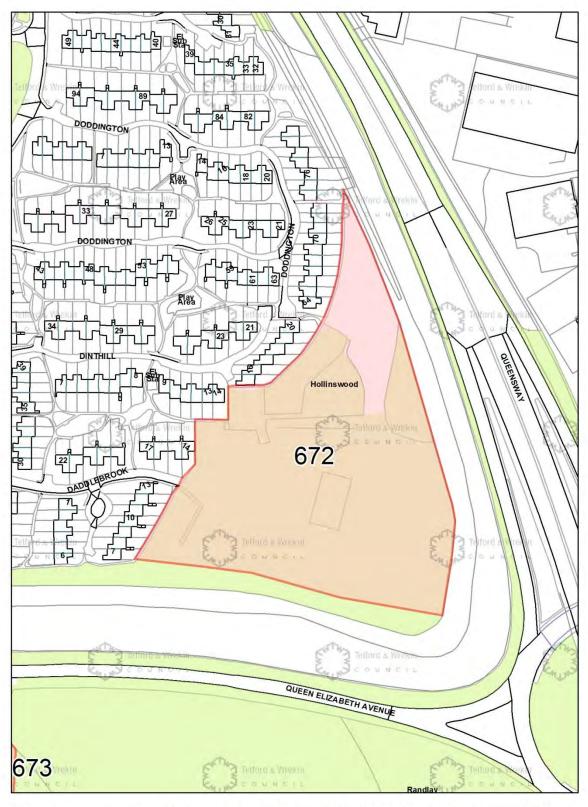
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| Site Ref | 672 | Site Name | Land off Dinthill, Hollinswood |
|-----------|--------|------------|--|
| Site Size | 2.4 Ha | Settlement | Telford |
| PDL | GR | Comment | Sports field though not identified as a Green Guarantee site |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | Green Network (part). Loss of playing fields only justified if assessment |
| considerations | undertaken to show surplus or loss will result in better facilities (NPPF) |
| Physical constraints | Exposure to noise from A442 (though this area covered by Green Network |
| | land status); mining consideration area |
| Potential Impacts | Potential access issues. |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan |
| Suitability | Unsuitable |

| Availability | |
|---------------|---|
| | |
| Availability | |
| | _ |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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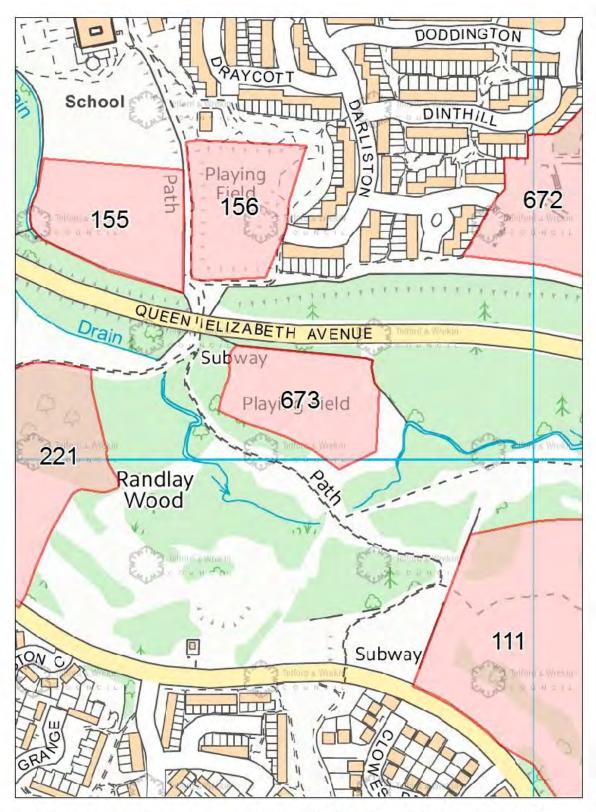
| Site Ref | 673 | Site Name | Land off Queen Elizabeth Avenue, Hollinswood |
|-----------|-------------|------------|--|
| Site Size | 1.047 Ha | Settlement | Telford |
| PDL | GR | Comment | Playing fields in urban setting |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Flood Zone 3; Nature Reserve and immediately adjoins Randlay Wood; loss of |
| considerations | playing fields only justified if assessment undertaken to show surplus or loss |
| | will result in better facilities (NPPF) |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is not considered suitable given the site-specific and policy constraints |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | | | |

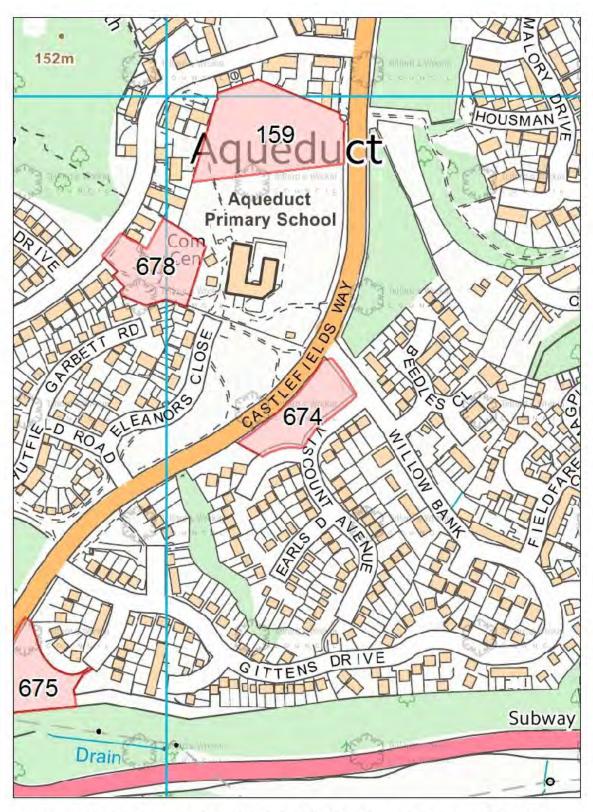


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| Site Ref | 674 | Site Name | Land off Aragorn Way, Aqueduct |
|-----------|-------------|------------|---|
| Site Size | 0.349 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site is below 0.5 Ha and has therefore not been considered further. |

| Suitability for housing | | |
|--------------------------------------|------|--|
| Location | | |
| Policy | | |
| considerations | | |
| Physical constraints | | |
| Potential Impacts | | |
| Amenity impacts | | |
| Overall Suitability | | |
| Suitability | | |
| | | |
| | | |
| Availability | | |
| | | |
| Availability | | |
| | | |
| A 1 1 110 | | |
| Achievability | | |
| No constraints | | |
| Achievability | | |
| | | |
| | | |
| Estimated site density and timeframe | | |
| Developable Net site | area | |
| area (%) | | |
| Density(dph) | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |

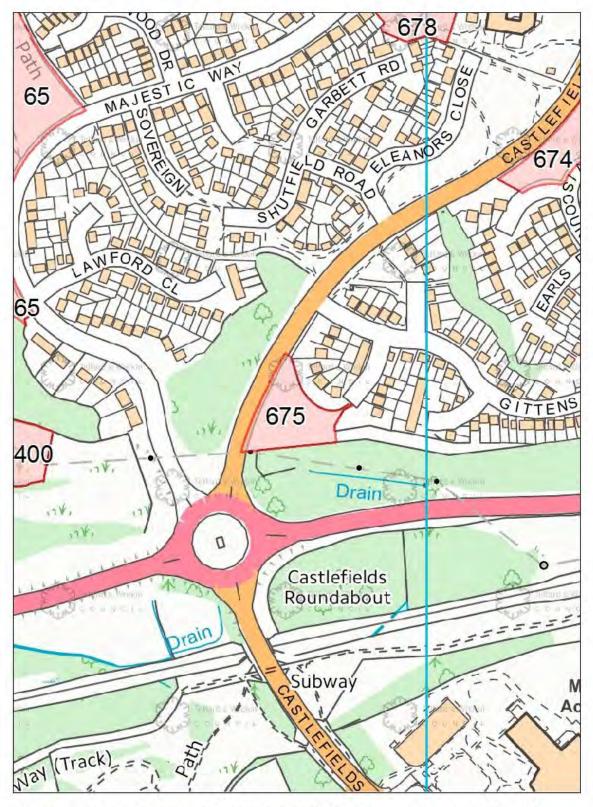


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| Site Ref | 675 | Site Name | Land off Gittens Drive, Aqueduct |
|-----------|-------------|------------|---|
| Site Size | 0.386 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site is below 0.5 Ha and has therefore not been considered further. |

| Suitability for l | nousing | | | | | | |
|-------------------|----------------|----------------|---------|-----|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 3 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitabi | lity | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
| No constraints | | I | | | | | |
| Achievability | | | | | | | |
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| | | | | | | | _ |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |

(dwellings) Comment



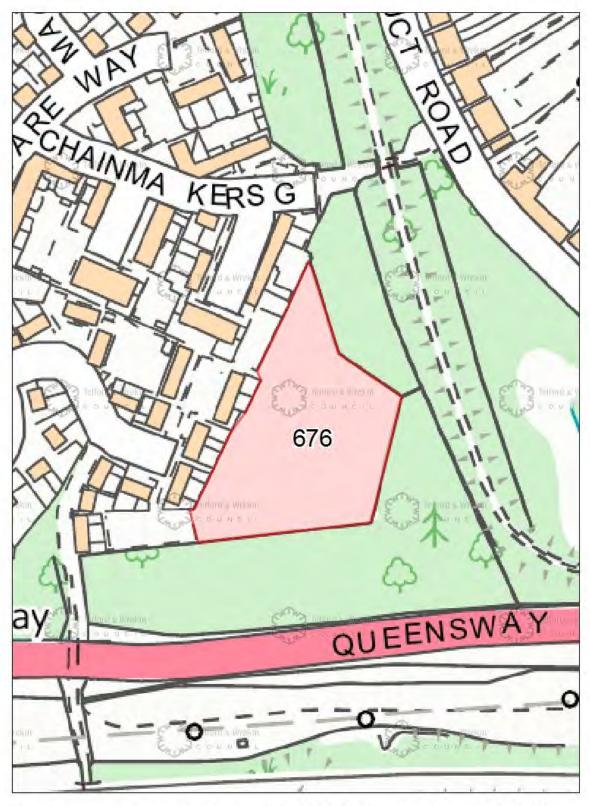
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| Site Ref | 676 | Site Name | Land off Stonebridge Close, Aqueduct |
|-----------|-------------|------------|---|
| Site Size | 0.592 Ha | Settlement | Telford |
| PDL | GR | Comment | Open space over 800m from local centre. Access to the site through third party land |

| Suitability for housing | 5 |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | Access through third party land |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | |
|---------------|--|--|
| | | |
| Availability | | |
| | | |
| | | |
| Achievability | | |
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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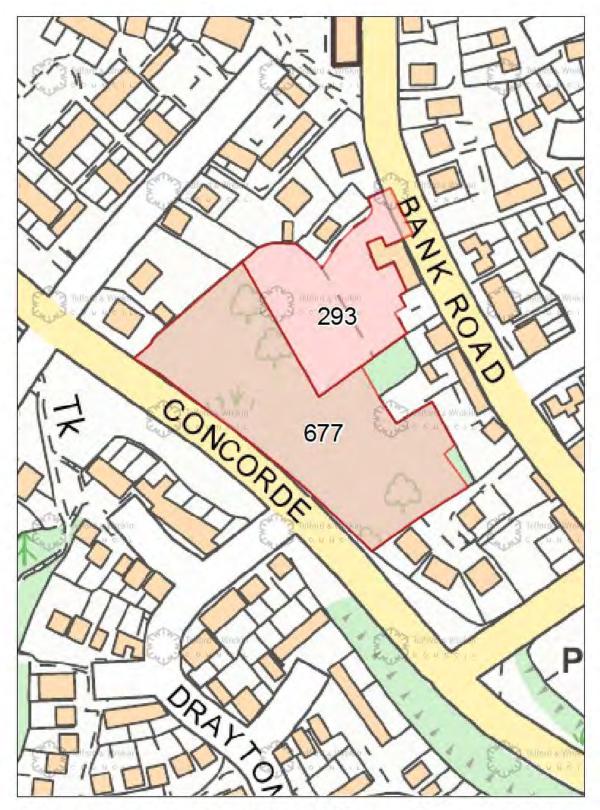
| Site Ref | 677 | Site Name | Land off Concord, Dawley Bank |
|-----------|-------------|------------|-------------------------------|
| Site Size | 0.699 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | } | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Tree covered area of parkland with public access | | | | | |
| Policy | Green Network | | | | | |
| considerations | | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in | | | | | |
| | principle. For the site to become appropriate for residential use suitable | | | | | |
| | justification would be required to outweigh the green network designation, or | | | | | |
| | following a review of the local plan. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

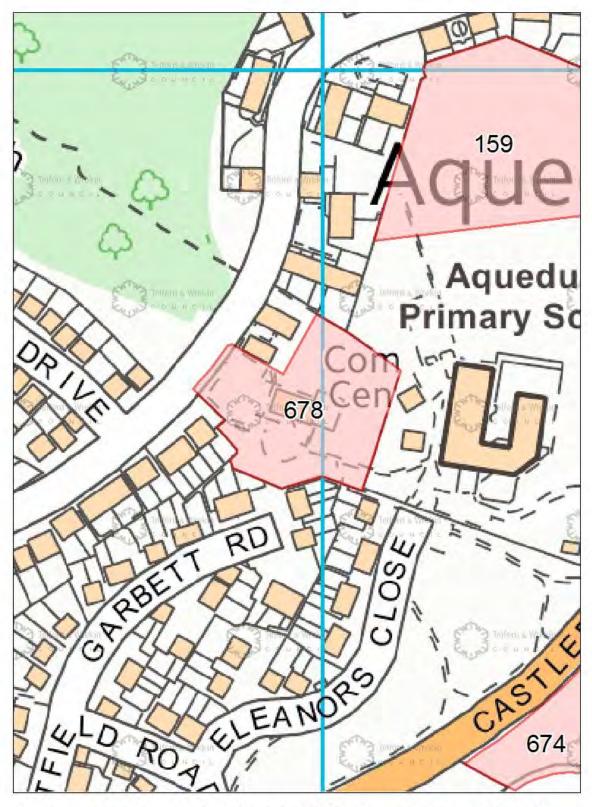
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 678 | Site Name | Former Community Centre, Majestic Way |
|-----------|-------------|------------|---|
| Site Size | 0.428 Ha | Settlement | Telford |
| PDL | BR | Comment | The size of the site is below 0.5 Ha and has therefore not been considered further. |

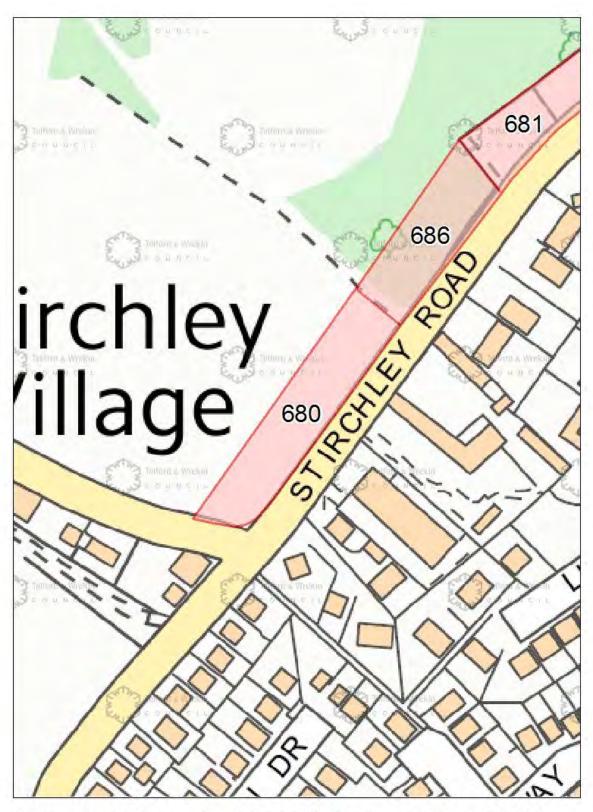
| Suitability for | housing | | | | | | |
|-----------------|----------------|---------------|---------|------|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
| No constraints | 5 | T | | | | | |
| Achievability | |] | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 680 | Site Name | Land Fronting Stirchley Road Stirchley - Option 2a |
|-----------|-------------|------------|---|
| Site Size | 0.282 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site is below 0.5 Ha and has therefore not been considered further. |

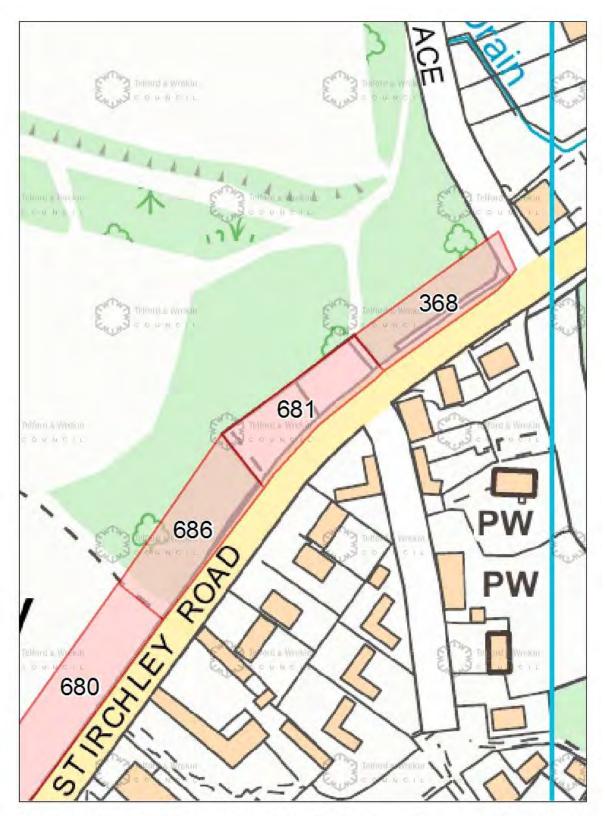
| Suitability for | housing | | | | |
|-----------------|----------------|---------------|------------|------------|---|
| Location | | | | | |
| Policy | | | | | |
| considerations | 5 | | | | |
| Physical const | raints | | | | |
| Potential Impa | acts | | | | |
| Amenity impa | cts | | | | |
| Overall Suitab | ility | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Availability | | | | | |
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| | | | | | |
| Achievability | | | | | |
| No constraints | 5 | | | | |
| Achievability | | | | | |
| | | | | | |
| | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 681 | Site Name | Land Fronting Stirchley Road Stirchley - Option 2b |
|-----------|-------------|------------|---|
| Site Size | 0.169 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site is below 0.5 Ha and has therefore not been considered further. |

| Suitability for | housing | | | | | | | | | |
|-----------------|----------------|---------------|---------|------|--|--|------------|---|--|--|
| Location | | | | | | | | | | |
| Policy | | | | | | | | | | |
| considerations | 5 | | | | | | | | | |
| Physical const | raints | | | | | | | | | |
| Potential Impa | acts | | | | | | | | | |
| Amenity impa | cts | | | | | | | | | |
| Overall Suitab | ility | | | | | | | | | |
| Suitability | | | | | | | | | | |
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| Availability | | | | | | | | | | |
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| Availability | | | | | | | | | | |
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| Achievability | | | | | | | | | | |
| No constraints | 5 | | | | | | | | | |
| Achievability | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | density and ti | meframe for d | elivery | | | | | | | |
| Developable | | Net site area | | | | | | | | |
| area (%) | | | | | | | | | | |
| Density(dph) | | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | | | |
| (dwellings) | | | | | | | | | | |
| Comment | | | | | | | | | | |



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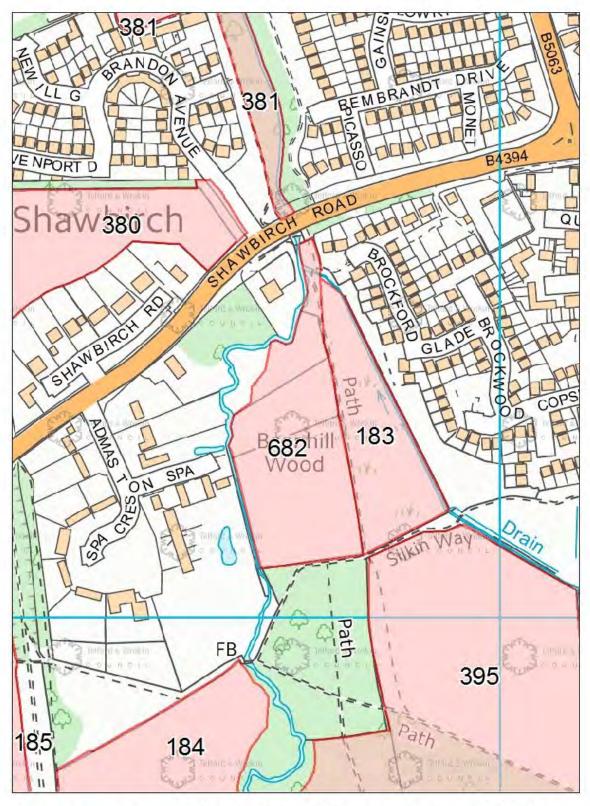
| Site Ref | 682 | Site Name | Land off Shawbirch Road, Admaston |
|-----------|-------------|------------|--|
| Site Size | 1.797 Ha | Settlement | Telford |
| PDL | GR | Comment | Recreational area that forms part of a larger site with SHLAA site 183 |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | Local Nature Reserve; Green Network |
| considerations | |
| Physical constraints | Flood Zone 3 (2/3 of site) |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. Ecological and flood risk constraints too. |
| Suitability | Unsuitable |

| Availability | |
|--------------|--|
| | |
| Availability | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | | | |

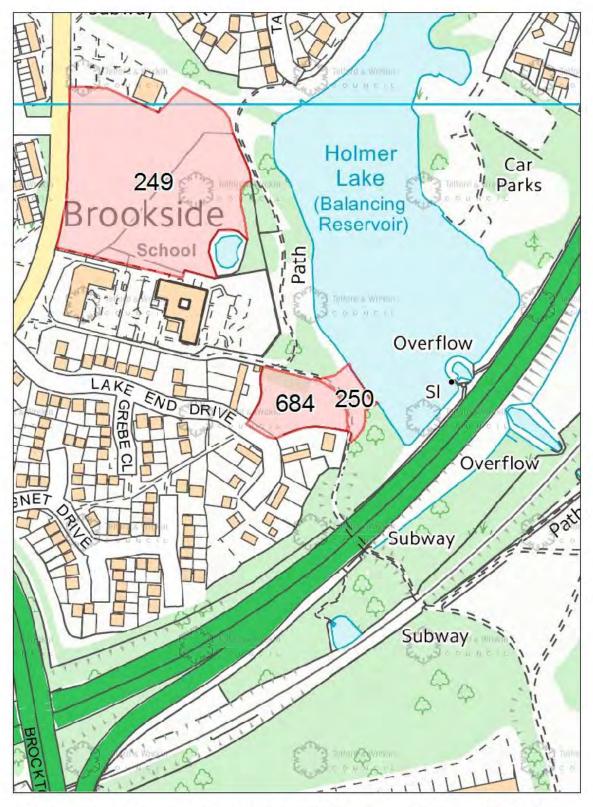


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| Site Ref | 684 | Site Name | Land off Lake End Drive, Brookside |
|-----------|-------------|------------|---|
| Site Size | 0.354 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site is below 0.5 Ha and has therefore not been considered further. |

| Suitability for housin | | |
|------------------------|----------------------------|--|
| Location | | |
| Policy | | |
| considerations | | |
| Physical constraints | | |
| Potential Impacts | | |
| Amenity impacts | | |
| Overall Suitability | | |
| Suitability | | |
| | | |
| | | |
| Availability | | |
| | | |
| Availability | | |
| | | |
| | | |
| Achievability | | |
| No constraints | | |
| Achievability | | |
| | | |
| | | |
| Estimated site densit | and timeframe for delivery | |
| Developable | Net site area | |
| area (%) | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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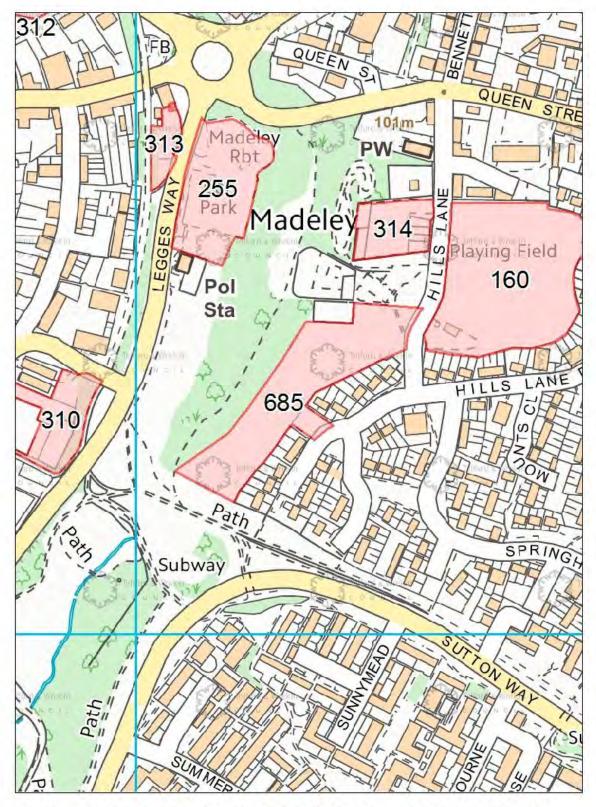
| Site Ref | 685 | Site Name | Land off Hills Lane, Madeley |
|-----------|-------------|------------|--|
| Site Size | 1.118 Ha | Settlement | Telford |
| PDL | GR | Comment | Parkland in urban area (Madeley Park); two road accesses |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | Green Network; Green Guarantee site; adjoins nature reserve |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site not considered to be suitable given policy constraints. Locally valued and well used public park. As site is designated as Green Network, development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | |
|----------------|--|
| No constraints | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 686 | Site Name | Land Fronting Stirchley Road Stirchley - Balance of Option 1 |
|-----------|-------------|------------|---|
| Site Size | 0.204 Ha | Settlement | Telford |
| PDL | GR | Comment | The size of the site is less than 0.5 Ha and has therefore not been considered further. |

| Suitability for | housing | | | | | | |
|---|----------------|---------------|----------|-----|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| A 1 . 1 . 1 . 1 . 1 . 1 . 1 . 1 . 1 . 1 | | | | | | | |
| Achievability | | | | | | | |
| No constraints | 5 | 1 | | | | | _ |
| Achievability | |] | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



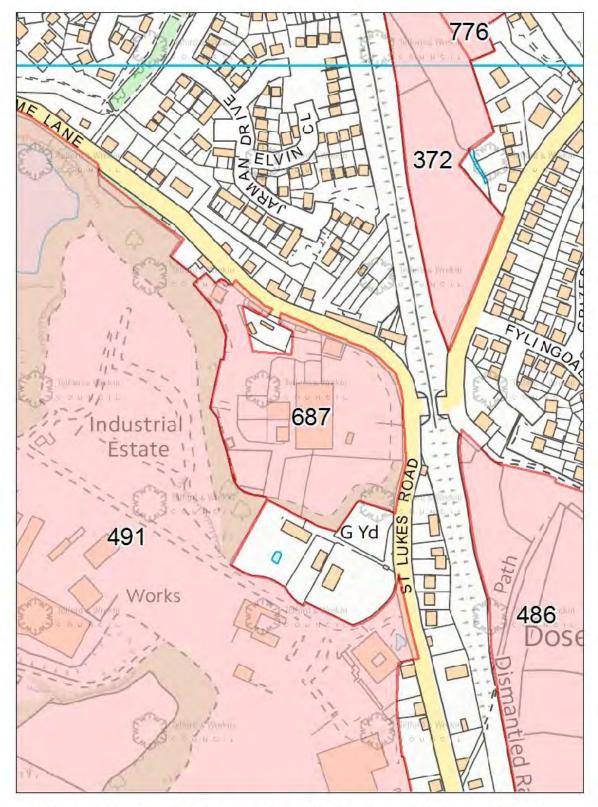
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| Site Ref | 687 | Site Name | Doseley Industrial Estate, St Lukes Road |
|-----------|------------|------------|--|
| Site Size | 2.42 Ha | Settlement | Telford |
| PDL | BR | Comment | close to local facilities in Doseley – industrial site in active use (B1, B2 and B8) |

| Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|
| Location | Telford urban area | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constraints | Buffer of landfill area; One tree covered by a TPO; mineshafts; mining | | | | |
| | consideration area | | | | |
| Potential Impacts | | | | | |
| Amenity impacts | Interface with site #491 to west with planning permission for housing has | | | | |
| | been addressed through identification of a green network buffer | | | | |
| Overall Suitability | Constrained site in active industrial use. Inappropriate to designate for | | | | |
| | housing | | | | |
| Suitability | Unsuitable | | | | |

| Availability | |
|---------------|---|
| | |
| Availability | |
| • | _ |
| | |
| Achievability | |
| | |
| Achievability | |

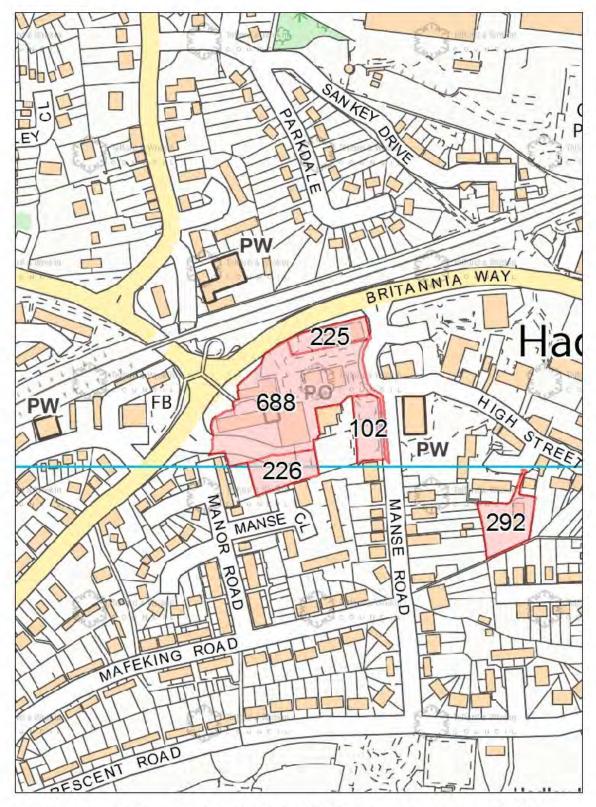
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | | | |



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| Site Ref | 688 | Site Name | Hadley District Centre |
|-----------|-------------|------------|--|
| Site Size | 0.913 Ha | Settlement | Telford |
| PDL | BR | Comment | Site has planning permission or the creation of a new district centre (TWC/2011/0953), recently completed. It has therefore not been assessed further. |

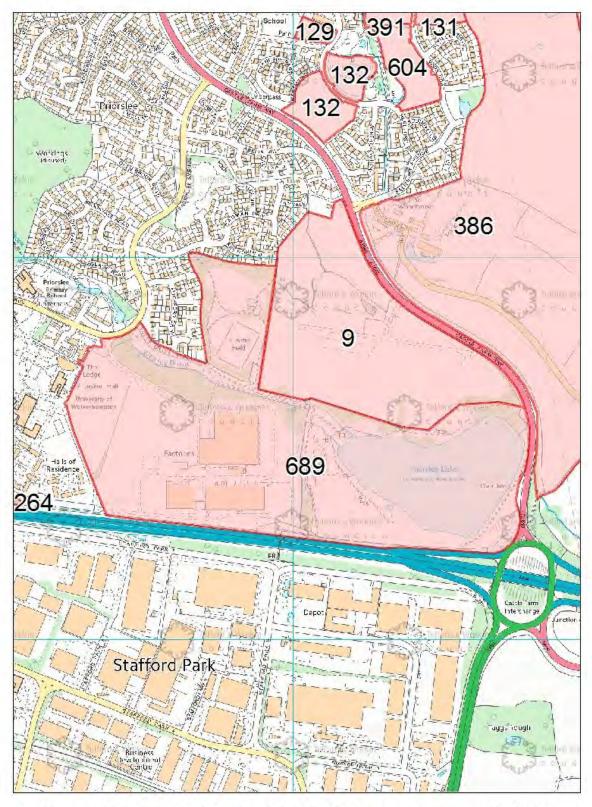
| Suitability for h | nousing | | | | |
|-------------------|----------------|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constr | aints | | | | |
| Potential Impa | cts | | | | |
| Amenity impac | cts | | | | |
| Overall Suitabi | lity | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
| | | | | | |
| | | | | | |
| Estimated site | density and ti | | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 689 | Site Name | MU02 residual of Celestica application |
|-----------|--------------|------------|---|
| Site Size | 50.305 Ha | Settlement | Telford |
| PDL | BR | Comment | A portion of the site has permission under reference TWC/2013/0774 (new secondary school) which has recently opened. Ricoh still operating over rest of developable site (except Priorslee Lake). It has therefore not been assessed further. |

| Suitability for h | nousing | | | | | | |
|-------------------|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constr | aints | | | | | | |
| Potential Impa | cts | | | | | | |
| Amenity impac | cts | | | | | | |
| Overall Suitabil | lity | | | | | | |
| Suitability | | | | | | | |
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| | | | | | | | |
| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



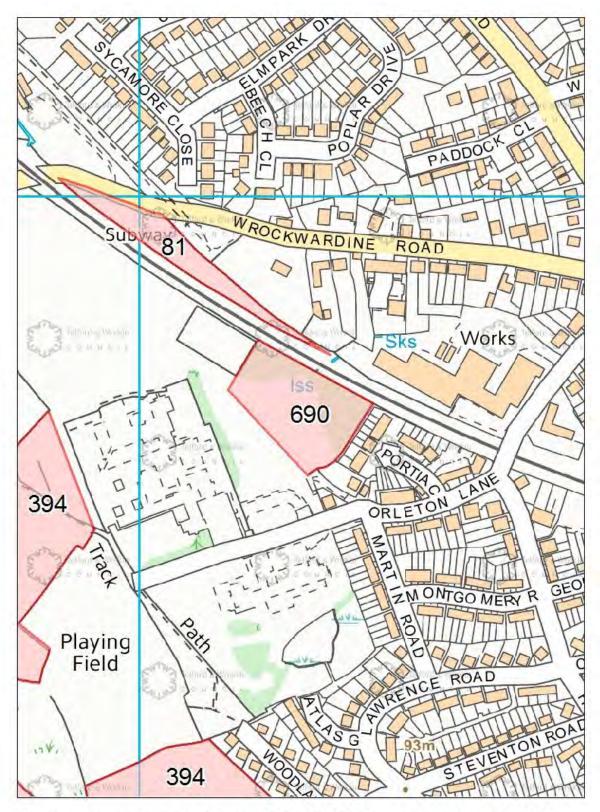
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| Site Ref | 690 | Site Name | Land at Orleton Park School - 2 |
|-----------|---------|------------|---------------------------------|
| Site Size | 0.763Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green network |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site is designated as Green Network, so development is not supported in principle. For the site to become appropriate for residential use suitable justification would be required to outweigh the green network designation, or following a review of the local plan. |
| Suitability | Unsuitable |
| | |
| | |
| Availability | |
| | |
| Availability | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



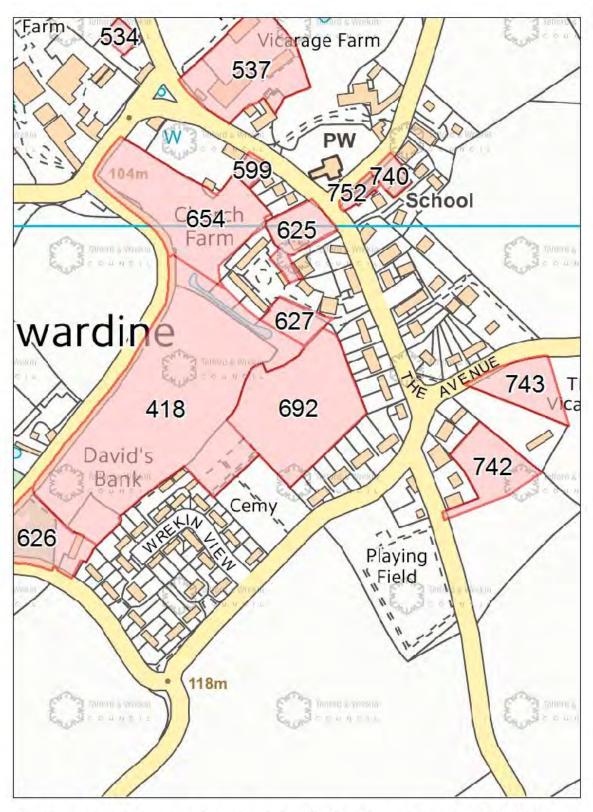
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| Site Ref | 692 | Site Name | Land at Wrockwardine Site 1 |
|-----------|------------|------------|-----------------------------|
| Site Size | 0.92 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Unsuitable rural settlement |
| Policy | Open countryside, conservation areas, minerals safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Within the open countryside the site is considered unsuitable. Within a minerals safeguard area any development may have to consider prior extraction. Any development would need to mitigate the impact upon the conservation area. |
| Suitability | Unsuitable |

| Availability |
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| Availability |
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| Achievability |
| |
| Achievability |

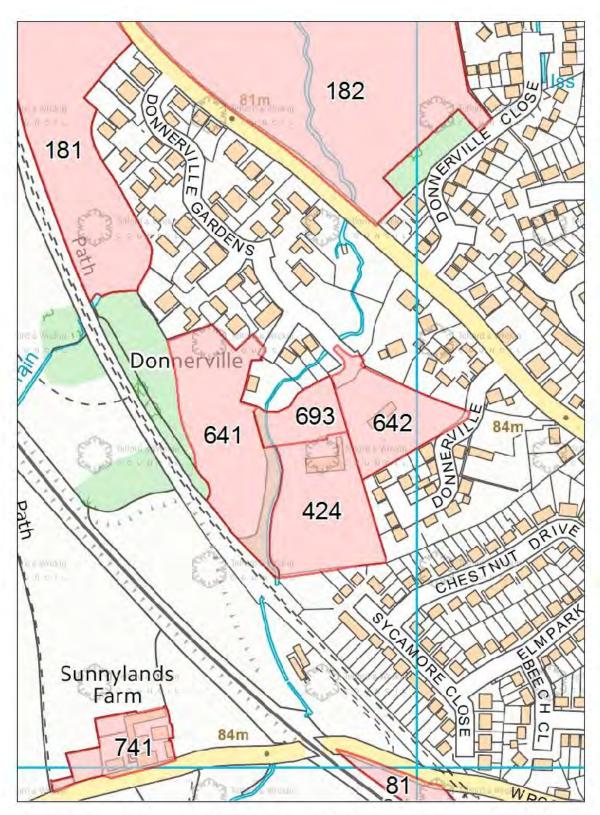
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe (dwellings) | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| Comment | | | | | | | |



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| 693 | Site Name | Richmond House, Donnerville Gardens |
|-------|-------------|---------------------------------------|
| | | |
| 0.289 | Settlement | Telford |
| На | | |
| GR | Comment | Site is under the threshold of 0.5 Ha |
| | 0.289 Ha | 0.289 Settlement Ha |

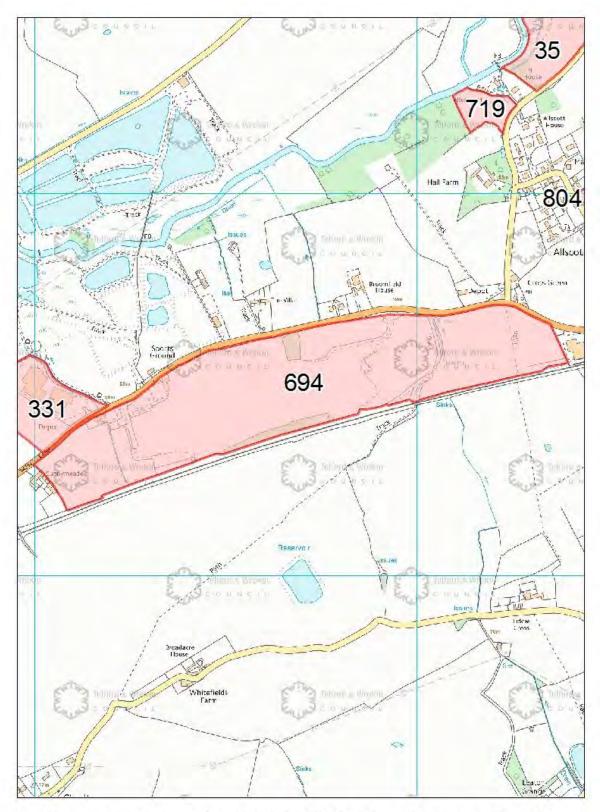
| Suitability for | housing | | | | | | |
|--------------------------|----------------|----------------|---------|------|--|------------|---|
| Suitability for Location | liousing | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical const | | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | | | | | | | |
| Suitability | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
| Availability | | | | | | | |
| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Estimated site | density and ti | meframe for de | elivery | | | | |
| Developable | , | Net site area | , | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | • |



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| Site Ref | 694 | Site Name | British Sugar |
|-----------|--------------|------------|---|
| Site Size | 30.279 Ha | Settlement | Rural settlement |
| PDL | BR | Comment | Site now has planning permission for a mixture of uses including upto 470 dwellings, retail and a new primary school (TWC/2014/0113). |

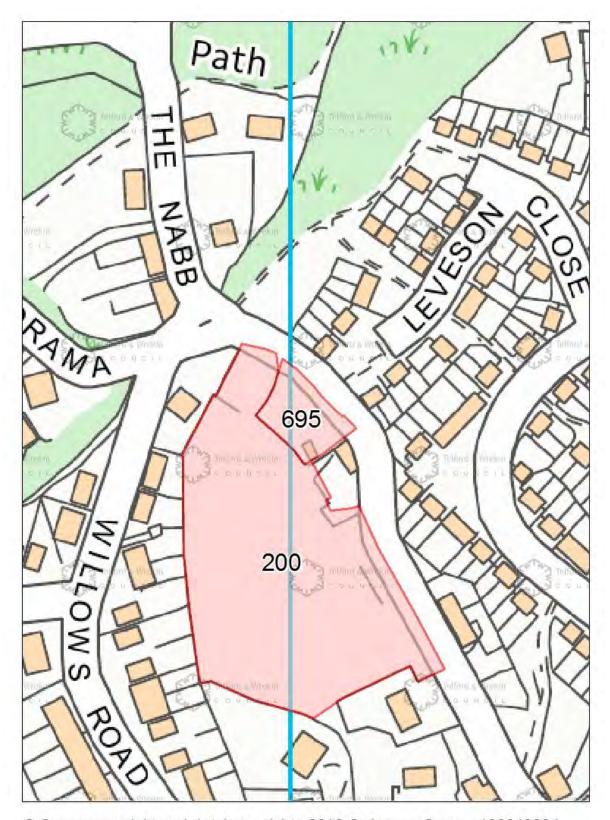
| Suitability for | nousing | | | | | | |
|-----------------|--|----------------|----------|-----|---|------------|------|
| Location | Todam's | | | | | | |
| Policy | | | | | | | |
| considerations | 3 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | lity | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Europe de de | de esta esta de la constanta | | - P | | | | |
| | density and ti | meframe for de | elivery | | ı | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | 0.5 | | C 10 | | | 11 | |
| Timeframe | 0-5 years | | 6-10 yea | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 695 | Site Name | Land at The Nabb, Oakengates |
|-----------|-------------|------------|---|
| Site Size | 0.095 Ha | Settlement | Telford |
| PDL | GR | Comment | Site is below the 0.5 Ha threshold and has therefore not been assessed further. |

| Suitability for hou | Suitability for housing | | | | | | | |
|---------------------|-------------------------|---------------|---------|------|--|--|------------|--|
| Location | | | | | | | | |
| Policy | | | | | | | | |
| considerations | | | | | | | | |
| Physical constrain | | | | | | | | |
| Potential Impacts | | | | | | | | |
| Amenity impacts | | | | | | | | |
| Overall Suitability | , | | | | | | | |
| Suitability | | | | | | | | |
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| Availability | | | | | | | | |
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| Availability | | | | | | | | |
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| Achievability | | | | | | | | |
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| Achievability | | | | | | | | |
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| | | | | | | | | |
| Estimated site de | nsity and ti | | elivery | | | | | |
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| | 5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



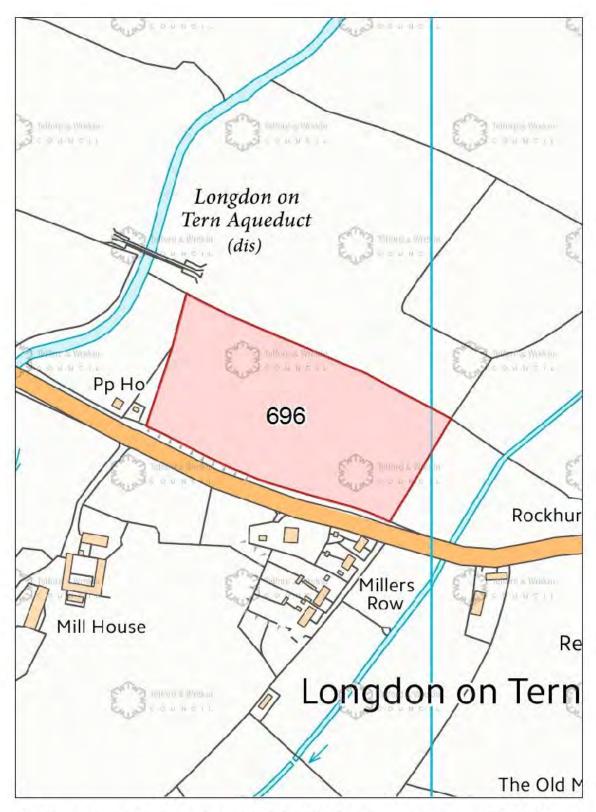
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| Site Ref | 696 | Site Name | Land at Aqueduct, Longdon-on-Tern |
|-----------|-------------|------------|-----------------------------------|
| Site Size | 2.805 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Mineral Safeguarding area; Flood zones 2 and 3 |
| considerations | |
| Physical constraints | |
| Potential Impacts | Scheduled Ancient Monument and listed building adjacent to the site |
| Amenity impacts | |
| Overall Suitability | Within the open countryside the site is considered unsuitable. Within a minerals safeguard area any development may have to consider prior extraction. The site would need some environmental improvement to remedy the flood zones. Any development would need to mitigate the impact on the neighbouring heritage assets. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| Achievability | |
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| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | | | |



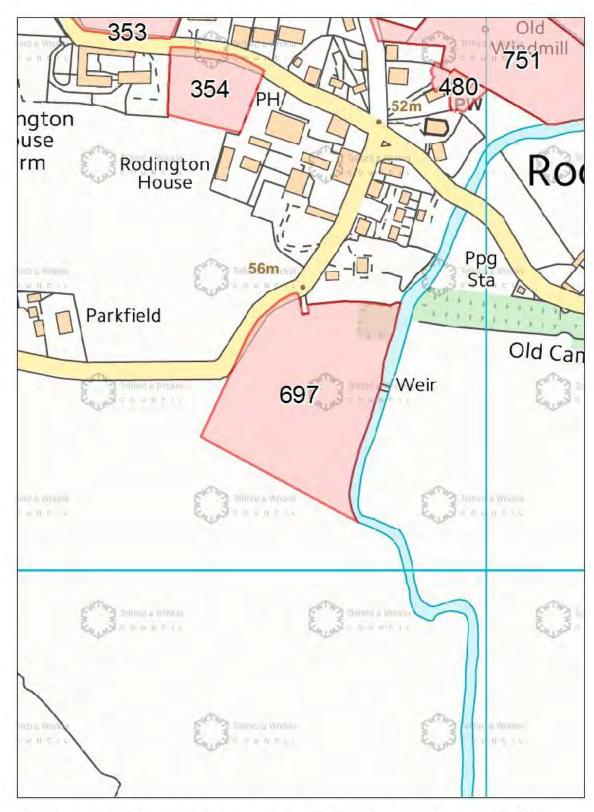
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| Site Ref | 697 | Site Name | Land at Weir, Rodington |
|-----------|-------------|------------|-------------------------|
| Site Size | 2.021 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside; Flood zones 2 & 3 |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Within the open countryside the site is considered unsuitable. The site would |
| | need some environmental improvement to remedy the flood zones. |
| Suitability | Unsuitable |

| Availability | |
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| Availability | |
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| Achievability | |
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| Achievability | |
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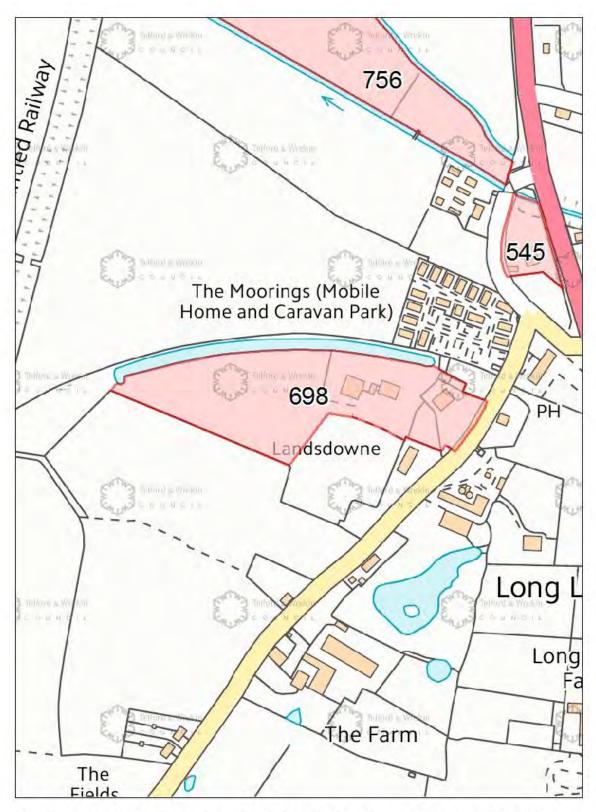
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|---|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | • | | |



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| Site Ref | 698 | Site Name | Land at The Moorings, Long Lane |
|-----------|-------------|------------|---|
| Site Size | 1.952 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | The site now has planning permission for residential park homes and a caravan site (TWC/2013/0649) and has therefore not been assessed further. |

| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| Estimated site | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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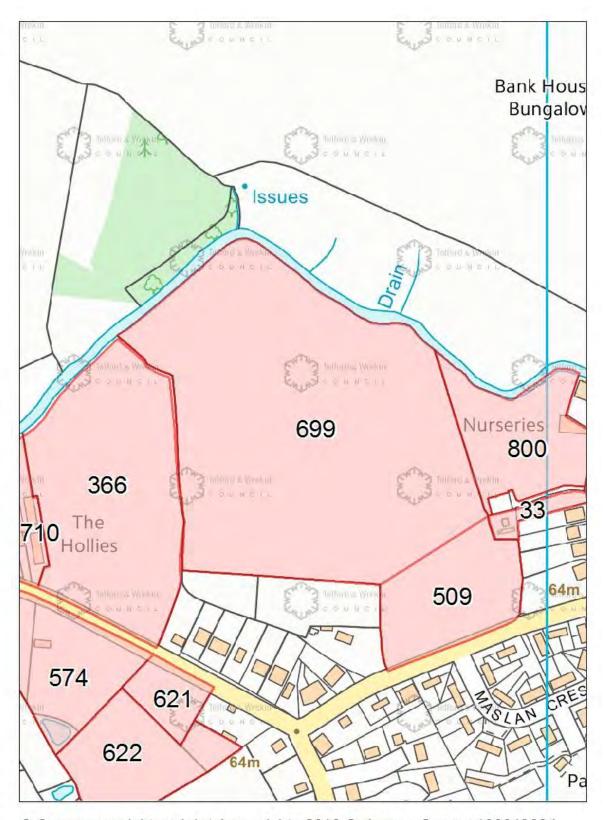
| Site Ref | 699 | Site Name | Land adjacent to site 509, opposite Tibberton shop |
|-----------|-------------|------------|--|
| Site Size | 6.216 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Open Countryside |
| Policy | Open Countryside, Minerals safeguarding area |
| considerations | |
| Physical constraints | Flood zones 2 and 3 |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. Any scheme for development may require some environmental improvement and to mitigate the impact of the flood zones. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|---|--|--|
| | • | | |
| Availability | | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



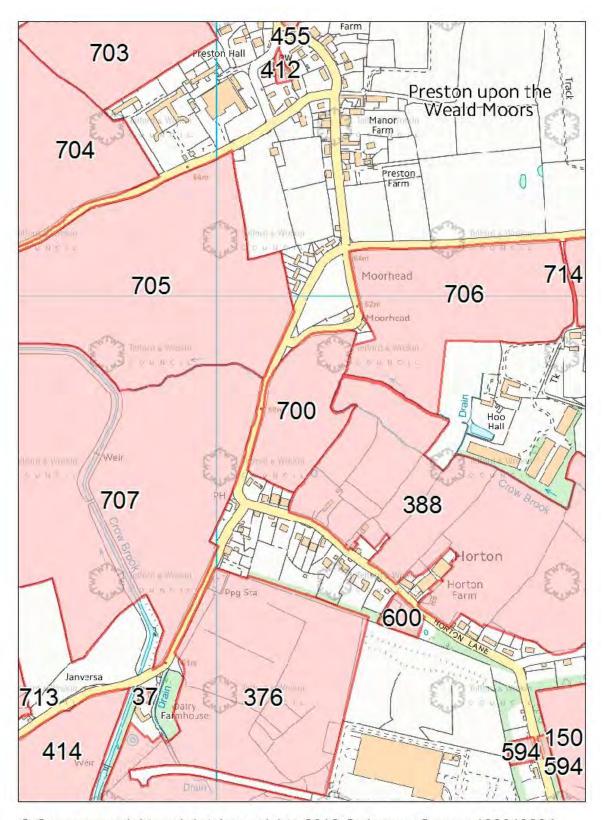
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| Site Ref | 700 | Site Name | North West of Horton Farm |
|-----------|-------------|------------|---------------------------|
| Site Size | 3.242 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open Countryside |
| Policy | Open Countryside |
| considerations | |
| Physical constraints | Flood zones 2 and 3 |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Any scheme may require environmental improvement and mitigation of the flood zones. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| | |
| Achievability | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|-----|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe (dwellings) | 0-5 years | | 6-10 ye | ars | | | 11 years + | |
| Comment | | | | | | | | |



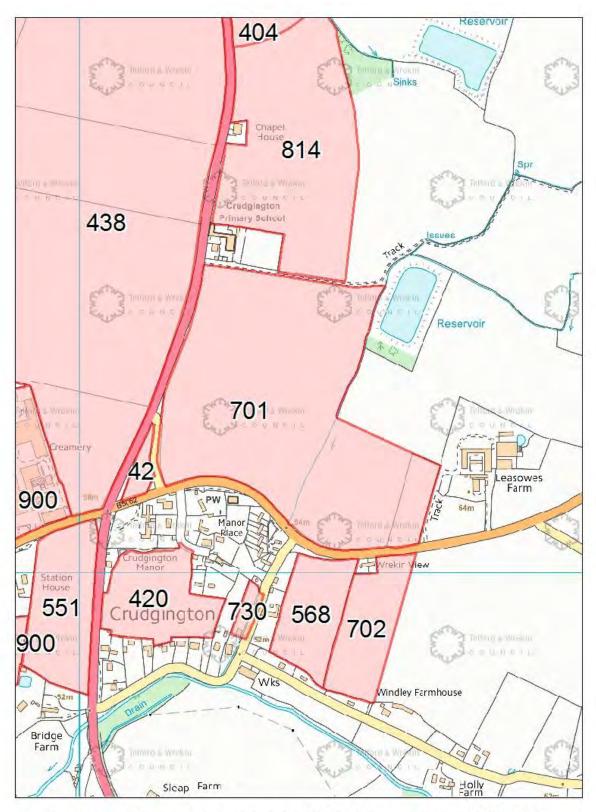
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| Site Ref | 701 | Site Name | Land north of Crudgington, east of A442 |
|-----------|--------------|------------|---|
| Site Size | 15.289 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open Countryside |
| Policy | Open Countryside, Mineral Safeguarding |
| considerations | |
| Physical constraints | |
| Potential Impacts | Adjacent listed buildings |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. Any scheme would need to mitigate the impacts on the adjacent listed buildings. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site | density and ti | meframe for d | elivery | | | | | |
|----------------|----------------|---------------|---------|------|---|---|------------|---|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | • | • | | _ |



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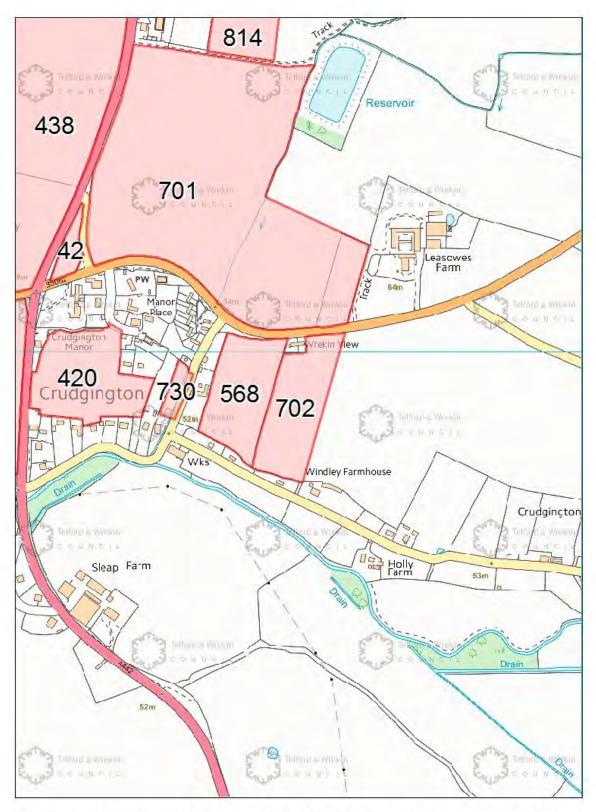
| Site Ref | 702 | Site Name | Land east of Crudgington, south of B5062 |
|-----------|-------------|------------|--|
| Site Size | 2.288 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open Countryside |
| Policy | Open Countryside |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | | |
|---------------|--|------|
| | | |
| Achievability | | |

| Estimated site | density and ti | meframe for de | elivery | | | | |
|----------------|----------------|----------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



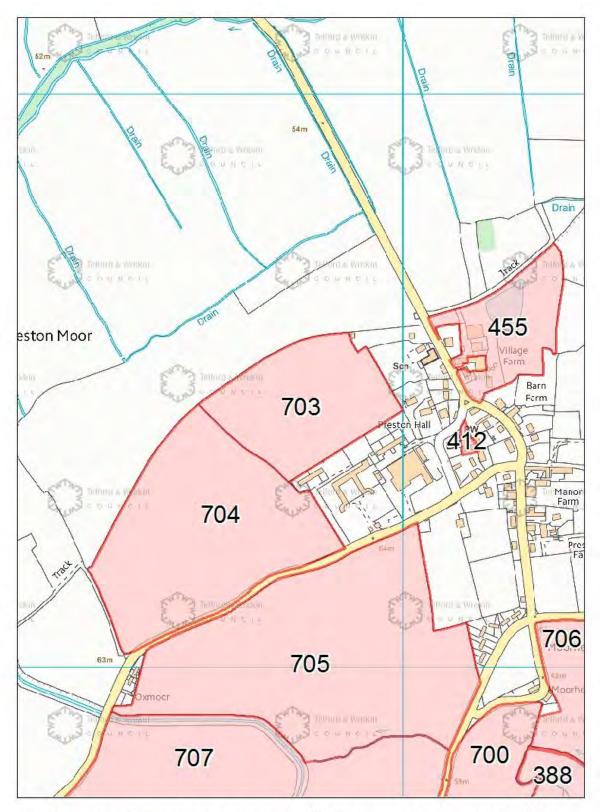
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| Site Ref | 703 | Site Name | Land north west of Weald Moors Park, Preston |
|-----------|-------------|------------|--|
| Site Size | 5.255 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open countryside, strategic landscape |
| considerations | |
| Physical constraints | |
| Potential Impacts | Adjacent listed buildings |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Any scheme would need to mitigate any impact upon the adjacent strategic landscape and listed buildings. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| | |
| Achievability | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|------------|--|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



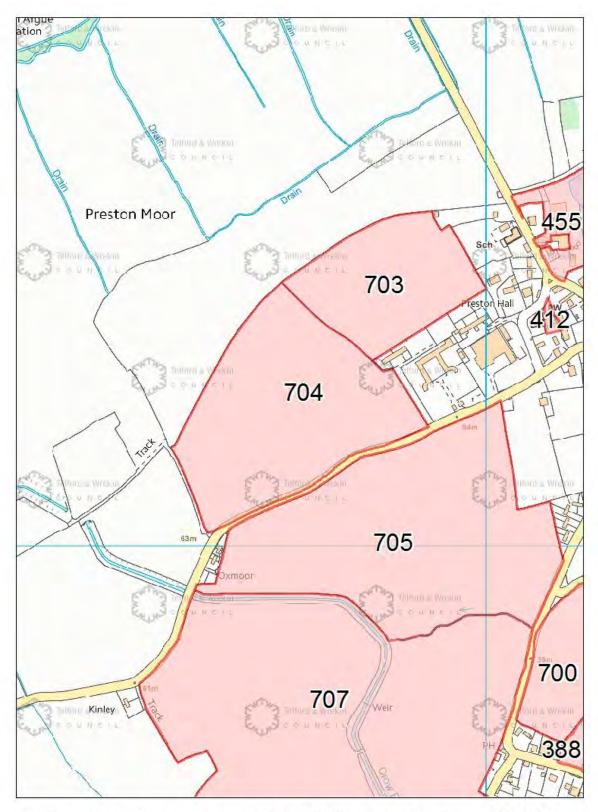
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| Site Ref | 704 | Site Name | Land west of Weald Moors Park, Preston |
|-----------|--------------|------------|--|
| Site Size | 10.089 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | } |
|-------------------------|--|
| Location | Open Countryside |
| Policy | Open Countryside, Adjacent to the strategic landscape area |
| considerations | |
| Physical constraints | |
| Potential Impacts | Adjacent listed buildings |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Any scheme would need to mitigate any impact upon the adjacent strategic landscape and listed buildings. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------------|------|--|--|------------|--|
| Developable | | Net site area | let site area | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | | | |



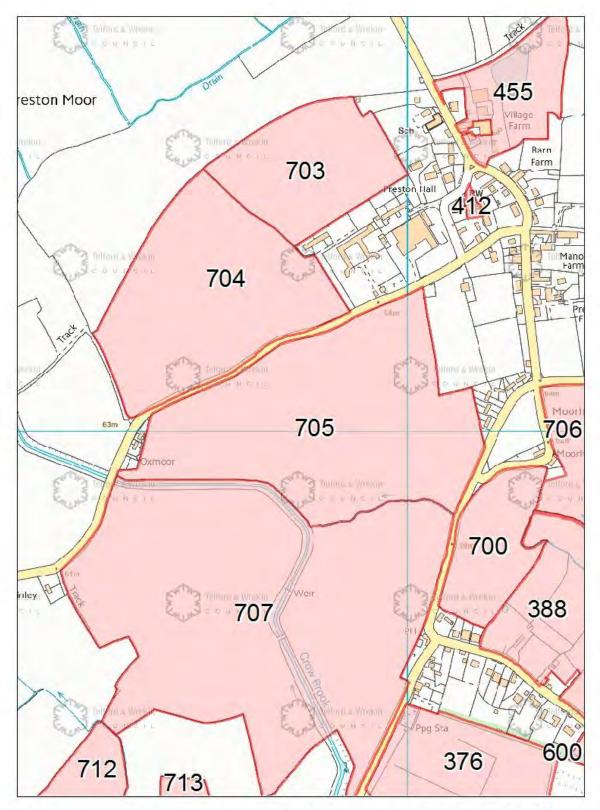
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| Site Ref | 705 | Site Name | Land west of Moorhead, Preston |
|-----------|--------------|------------|--------------------------------|
| Site Size | 14.545 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open countryside, Minerals safeguarding area, strategic landscape |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. Any scheme would need to take into account the adjacent strategic landscape. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|---------------|--|--------|------|---|---|------------|---|
| Developable | Net site area | | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | • | • | | _ |



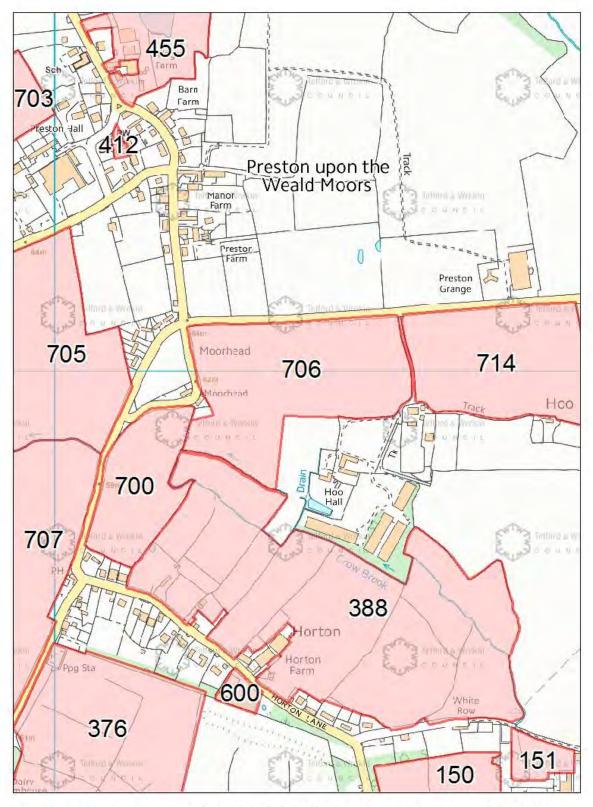
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| Site Ref | 706 | Site Name | Land east of Moorhead, Preston |
|-----------|------------|------------|--------------------------------|
| Site Size | 7.56 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Open Countryside |
| Policy | Open Countryside, Minerals safeguarding area, adjacent to the Weald Moors |
| considerations | Strategic Landscape |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. Any scheme would need to take into account the adjacent strategic landscape. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| · | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------------|------|--|--|------------|--|
| Developable | | Net site area | let site area | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | | | |



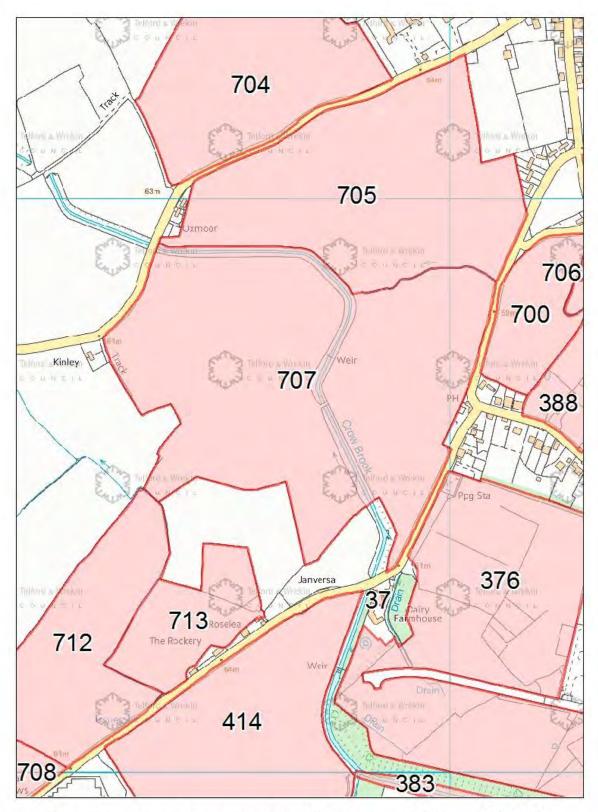
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| Site Ref | 707 | Site Name | Land opposite Queens Head, Preston |
|-----------|--------------|------------|------------------------------------|
| Site Size | 24.501 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | |

| Suitability for housing | 3 |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open countryside |
| considerations | |
| Physical constraints | Flood zones 2 and 3 |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Any scheme for development may require some environmental improvement and to mitigate the impact of the flood zones. |
| Suitability | Unsuitable |

| availability |
|---------------|
| |
| availability |
| |
| |
| Achievability |
| |
| Achievability |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| . , | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



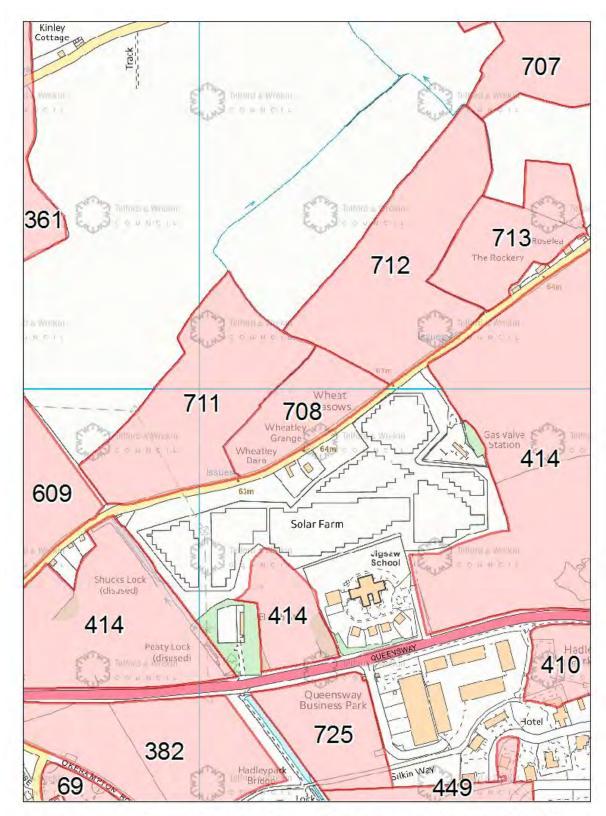
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| Site Ref | 708 | Site Name | Land north of Wheat Leasowes. |
|-----------|-------------|------------|-------------------------------|
| Site Size | 2.961 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Also see comments on Site 711 |

| Suitability for housing | |
|-------------------------|---|
| Location | Open Countryside |
| Policy | Open Countryside, Minerals safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguarding area, any development may have to consider prior extraction. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
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| Availability | |
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| Achievability | |
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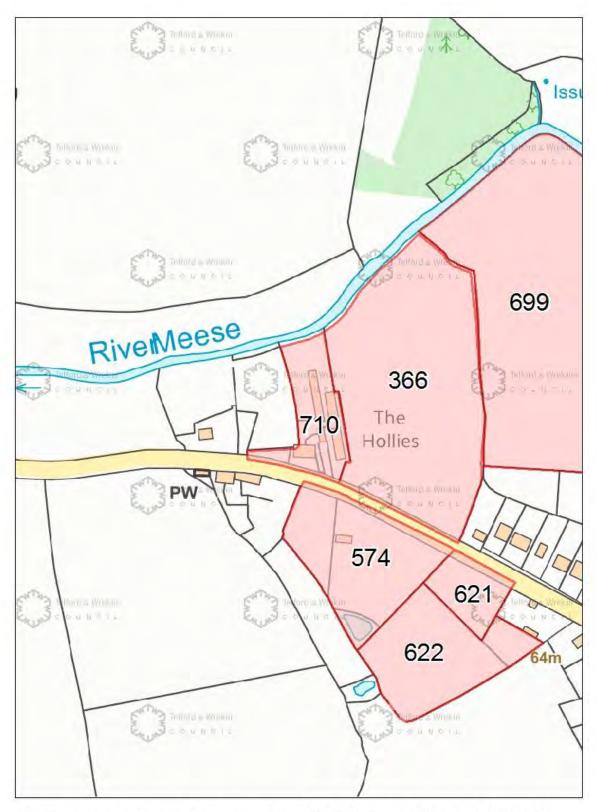
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | | | |



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| Site Ref | 710 | Site Name | Land and buildings to the north of Cherrington Road, The Hollies, Tibberton |
|-----------|-------------|------------|---|
| Site Size | 0.529 Ha | Settlement | Tibberton |
| PDL | BR | Comment | Site now has planning permission for residential development (TWC/2013/0379) to replace redundant agricultural buildings. |

| Suitability for l | nousing | | | | | |
|-------------------|----------------|----------------|------------|---|------------|---|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | ; | | | | | |
| Physical const | raints | | | | | |
| Potential Impa | icts | | | | | |
| Amenity impa | cts | | | | | |
| Overall Suitabi | lity | | | | | |
| Suitability | | | | | | - |
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| Availability | | | | | | |
| | | | | | | |
| Availability | | | | | | - |
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| Achievability | | | | | | |
| | | | | | | |
| Achievability | | | | | | |
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| | | | | | | |
| | density and ti | meframe for de | elivery | • | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



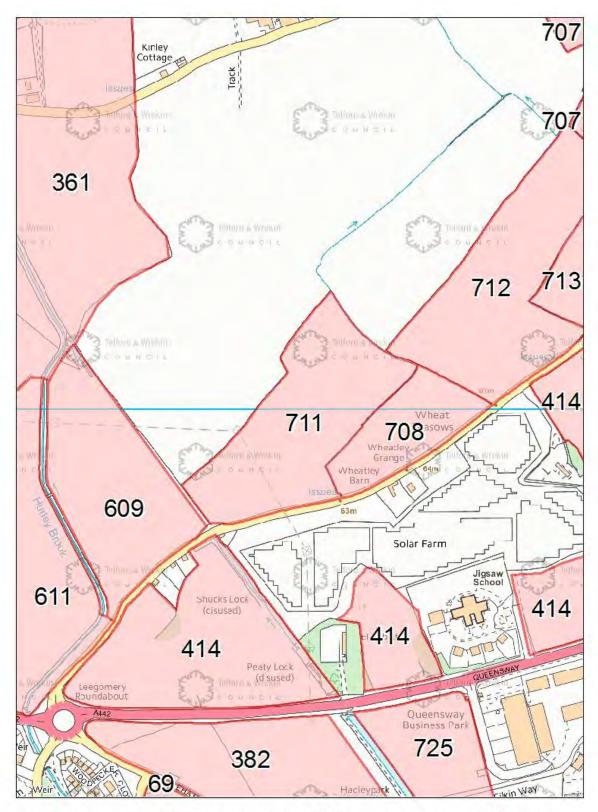
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| Site Ref | 711 | Site Name | Land at Wheat Leasowes A |
|-----------|------------|------------|-------------------------------|
| Site Size | 7.17 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Also see comments on Site 708 |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Open countryside | | | | | |
| Policy | Open countryside, minerals safeguarding area | | | | | |
| considerations | | | | | | |
| Physical constraints | Mineshaft | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. Any scheme would need to mitigate the impacts from the mineshaft on site. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | |
|---------------|---|
| | |
| Availability | |
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| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



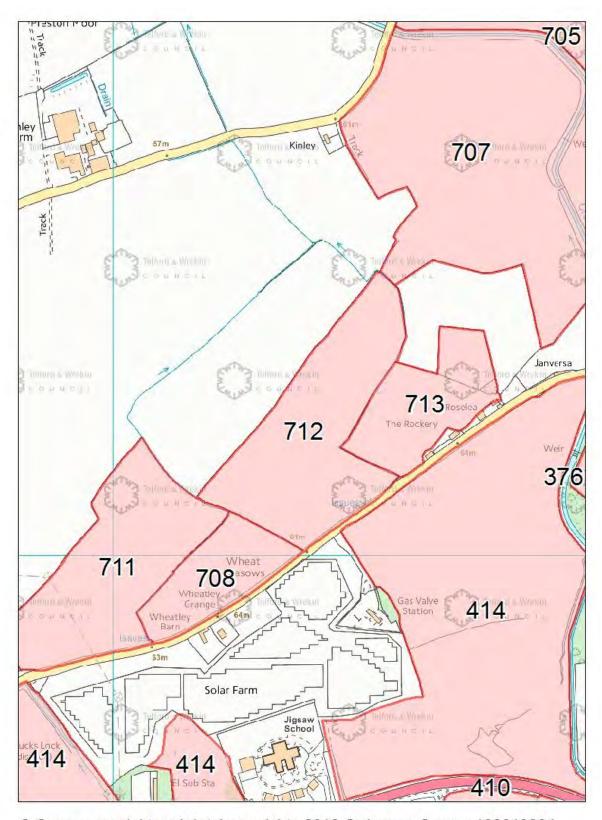
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| Site Ref | 712 | Site Name | Land at Wheat Leasowes B |
|-----------|-------------|------------|-------------------------------|
| Site Size | 7.891 Ha | Settlement | Open countryside |
| PDL | GR | Comment | See also comments on Site 713 |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside, Minerals safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. |
| Suitability | Unsuitable |

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| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| . , | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



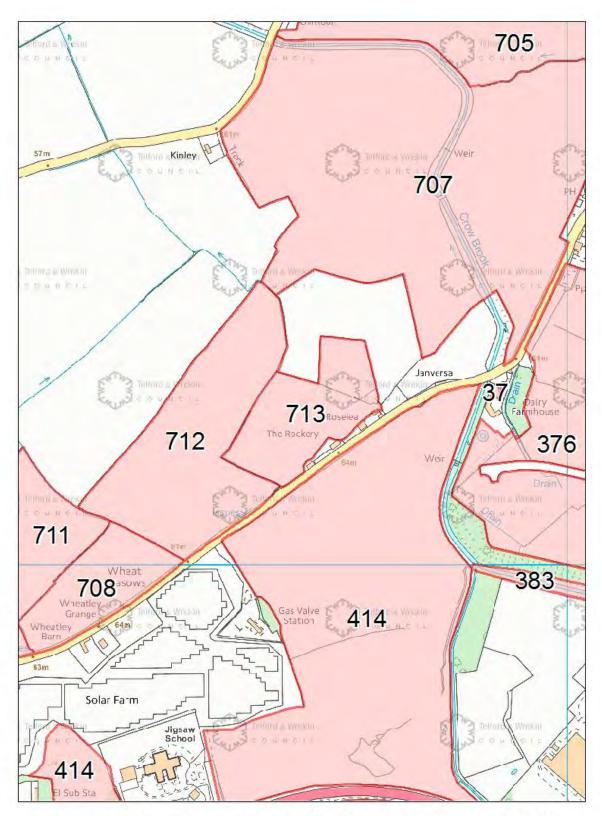
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| Site Ref | 713 | Site Name | Land at Wheat Leasowes C |
|-----------|-------------|------------|-------------------------------|
| Site Size | 3.728 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Also see comments on Site 712 |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside, Minerals safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. |
| Suitability | Unsuitable |

| Availability |
|---------------|
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| Availability |
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| Achievability |
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| Achievability |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



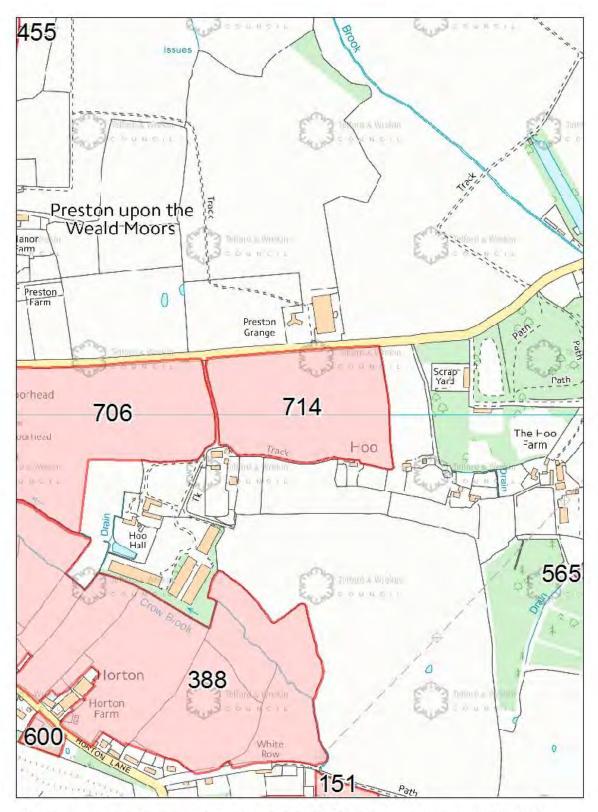
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| Site Ref | 714 | Site Name | Land at The Hoo |
|-----------|-------------|------------|------------------|
| Site Size | 5.705 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open Countryside |
| Policy | Open countryside, Minerals safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. |
| Suitability | Unsuitable |

| Availability |
|---------------|
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| Availability |
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| Achievability |
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| Achievability |

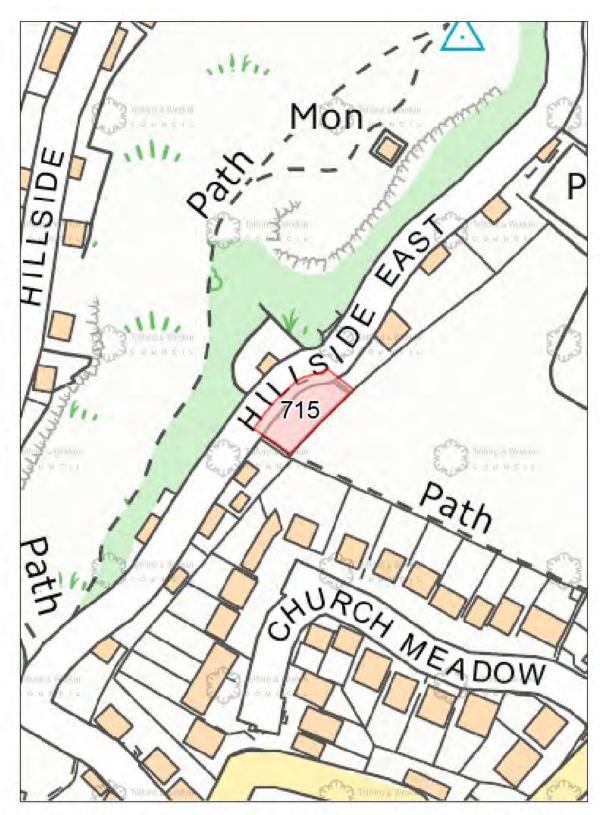
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 715 | Site Name | Land adjacent to Mount View, Lilleshall |
|-----------|-------------|------------|---|
| Site Size | 0.078 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | Site is below the threshold of 0.5ha |
| | | | |

| Suitability for I | nousing | | | | | |
|-------------------|----------------|----------------|----------|----|------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 3 | | | | | |
| Physical consti | raints | | | | | |
| Potential Impa | icts | | | | | |
| Amenity impac | cts | | | | | |
| Overall Suitabi | lity | | | | | |
| Suitability | | | | | | |
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| Achievability | | | | | | |
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| | | | | | | |
| | density and ti | meframe for de | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | rs | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



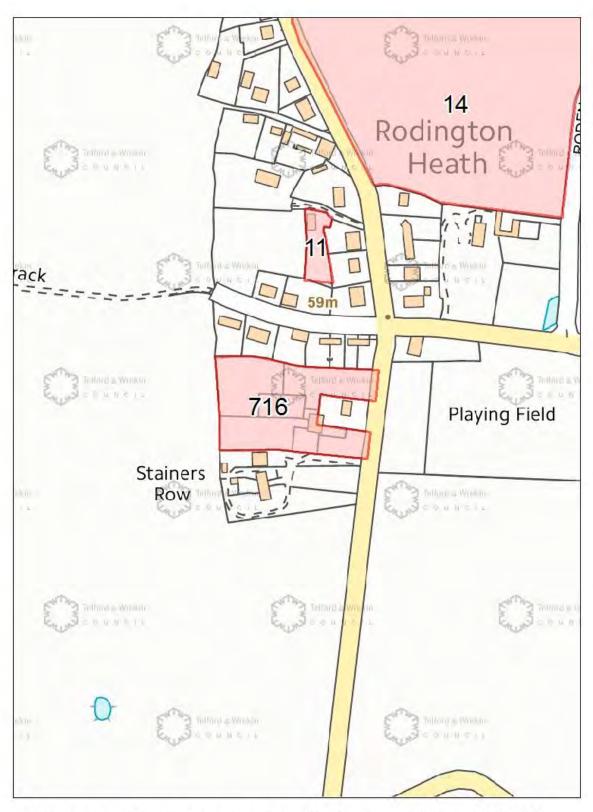
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| Site Ref | 716 | Site Name | Land at Fairways, Rodington Heath, SY4 4QX |
|-----------|-------------|------------|--|
| Site Size | 0.929 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Unnamed rural settlement |
| Policy | Unnamed rural settlement, Mineral safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is not considered suitable for development due to its location outside any named settlement. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. |
| Suitability | Unsuitable |

| vailability |
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| chievability |

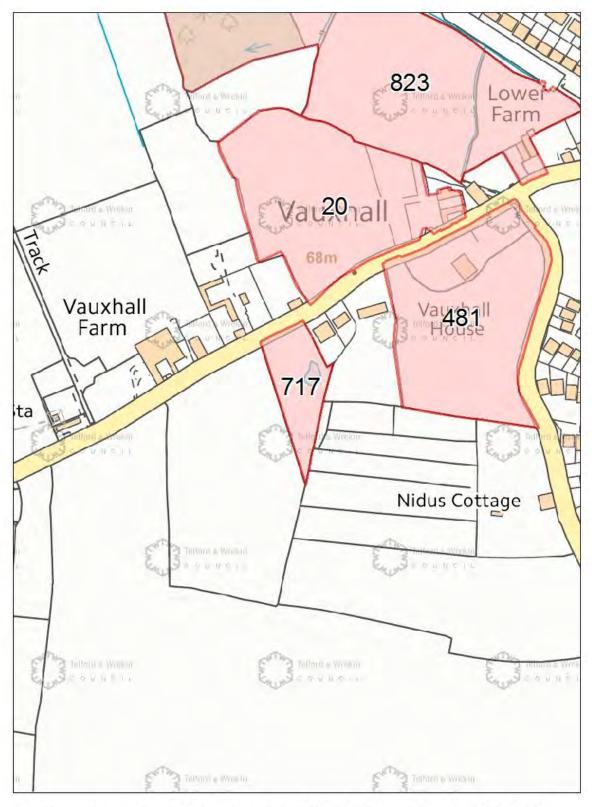
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| . , | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 717 | Site Name | Land at Bettisfield, Longford Road, Newport |
|-----------|-------------|------------|---|
| Site Size | 0.436 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Site is below threshold of 0.5 Ha and has therefore not been assessed further |

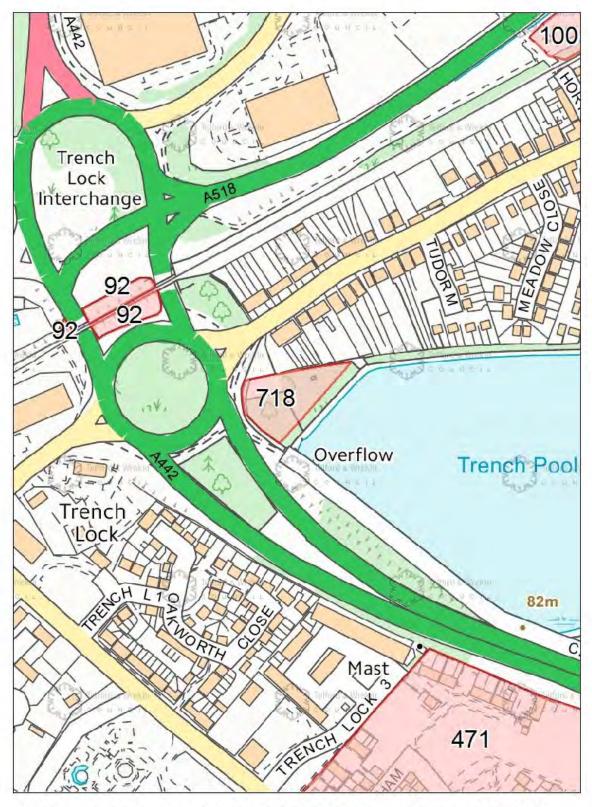
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| |
| Availability |
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| Availability |
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| Achievability |
| |
| Achievability |
| |
| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 718 | Site Name | Land West of Trench Pool |
|-----------|-------------|------------|---|
| Site Size | 0.336 Ha | Settlement | Telford |
| PDL | GR | Comment | Site is below the threshold of 0.5 Ha and has therefore not been assessed further |

| Suitability for ho | ousing | | | | | | |
|--------------------|-----------------|---------------|---------|------|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constra | ints | | | | | | |
| Potential Impac | ts | | | | | | |
| Amenity impact | S | | | | | | |
| Overall Suitabili | ty | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| Estimated site d | lensity and tir | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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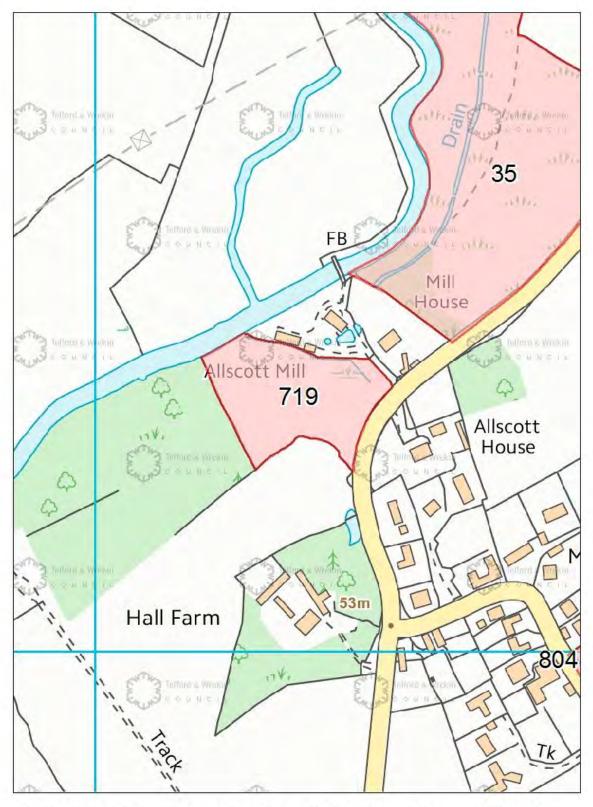
| Site Ref | 719 | Site Name | Land at opposite Allscott House |
|-----------|-------------|------------|---------------------------------|
| Site Size | 1.181 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Unsuitable settlement | | | | | |
| Policy | Mineral safeguarding area | | | | | |
| considerations | | | | | | |
| Physical constraints | Flood zones 2 and 3 | | | | | |
| Potential Impacts | Adjacent listed buildings | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | On the edge of a rural settlement that is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. Any scheme would need some environmental improvement with regards to the flood zones, and would need to mitigate the impact upon the adjacent listed buildings. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | | |
|---------------|--|--|--|
| | | | |
| Achievability | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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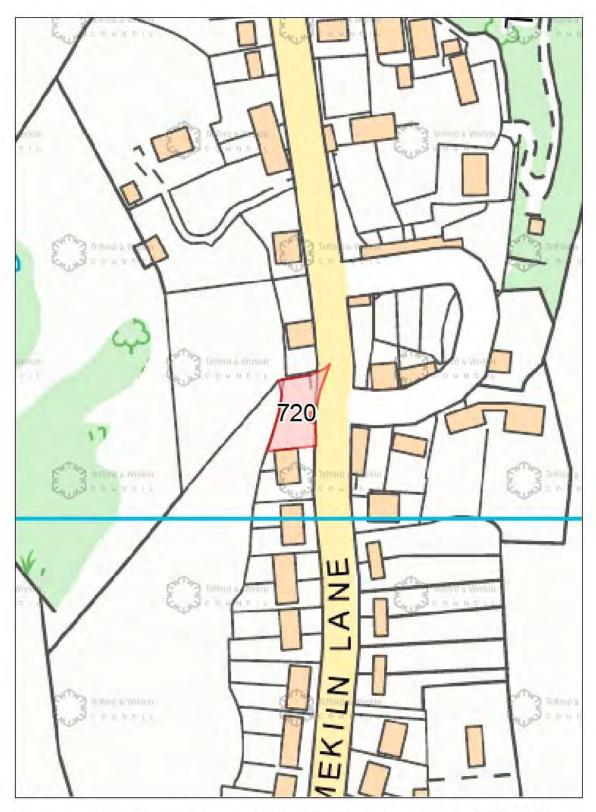
| Site Ref | 720 | Site Name | Land adjacent to 57 Limekiln Lane, Lilleshall | | | | |
|---|---------------------|--------------|--|--|--|--|--|
| | | | | | | | |
| Site Size | 0.056 Ha | Settlement | Rural settlement | | | | |
| PDL | GR | Comment | Site is below the site size threshold of 0.5 Ha. The site now has permission for residential development (TWC/2014/0906 - one extra dwelling) and has therefore not been assessed further. | | | | |
| | | | | | | | |
| Suitability fo | r housing | | | | | | |
| Location | | | | | | | |
| Policy | | | | | | | |
| consideratio | ns | | | | | | |
| Physical cons | straints | | | | | | |
| Potential Im | pacts | | | | | | |
| Amenity imp | acts | | | | | | |
| Overall Suita | Overall Suitability | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | 1 | | | | | | |
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| Achievability | Achievability | | | | | | |
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| Ectimated cit | to dencity | and timefram | e for delivery | | | | |
| Developable | | | te area | | | | |
| area (%) | | ivet sit | e died | | | | |
| Density(dph) |) | | | | | | |
| - Consity(upin | / | | | | | | |

6-10 years

11 years +

Timeframe

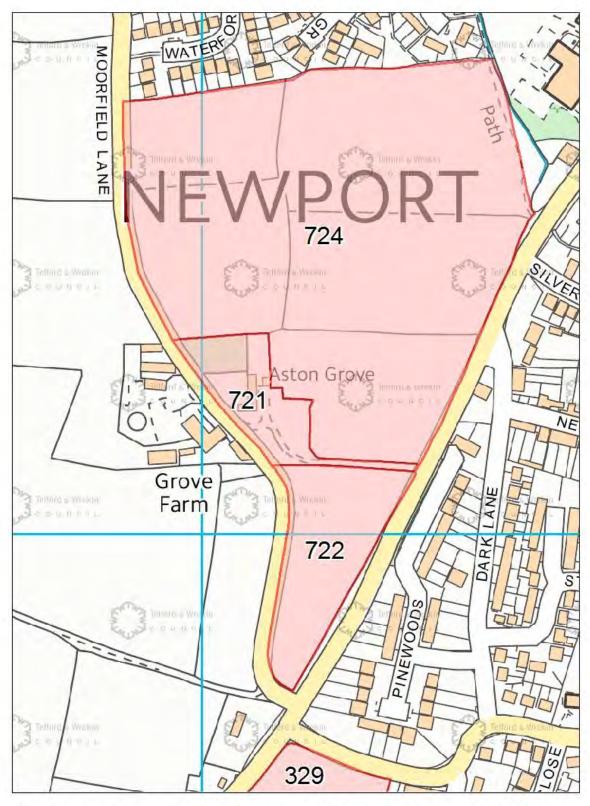
(dwellings) Comment 0-5 years



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| Site Ref | 721 | Site Name | Aston Grove, Moorfield Lane, Newport |
|-----------|------------|------------|--|
| Site Size | 0.78 Ha | Settlement | Newport |
| PDL | GR | Comment | Site now has planning permission for residential development (TWC/2013/0777) |

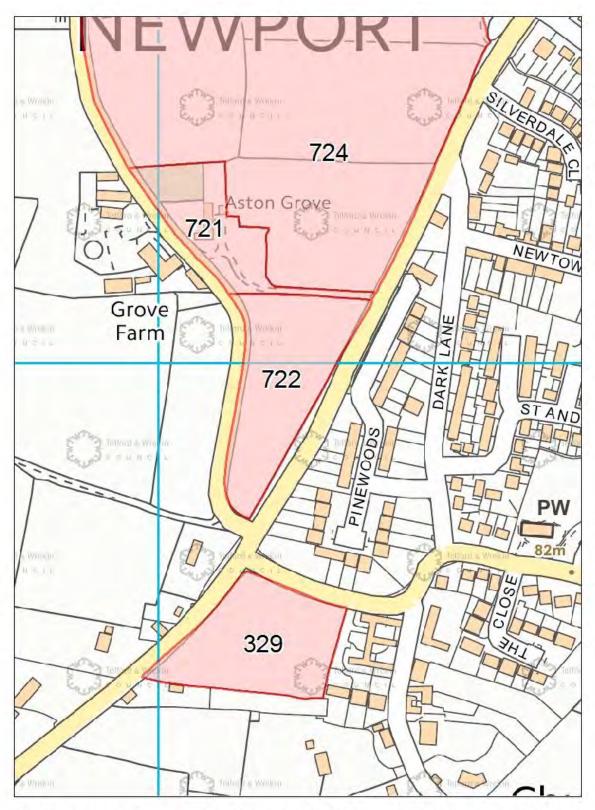
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Availability |
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| |
| Achievability |
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| Achievability |
| |
| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 722 | Site Name | Land South of Aston Grove, Moorfield Lane, Newport |
|-----------|-------------|------------|--|
| Site Size | 1.309 Ha | Settlement | Newport |
| PDL | GR | Comment | Site has planning permission for residential development (original outline permission covering sites 722 and 724 – TWC/2011/0821). |

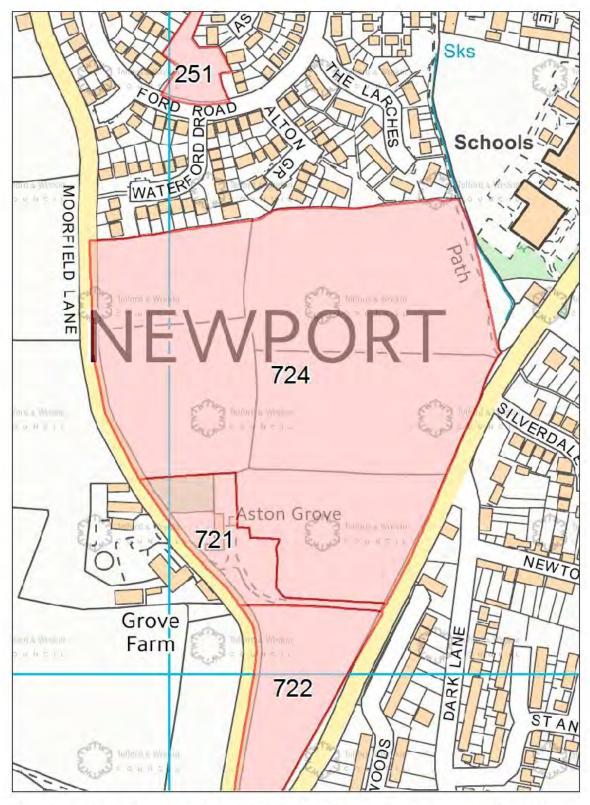
| Suitability for h | nousing | | | | |
|-------------------|----------------|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constr | aints | | | | |
| Potential Impa | cts | | | | |
| Amenity impac | ts | | | | |
| Overall Suitabi | lity | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
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| | | | | | |
| Estimated site | density and ti | | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 724 | Site Name | Land at Grove Farm, Wellington Road, Newport |
|-----------|-------------|------------|--|
| Site Size | 8.962 Ha | Settlement | Newport |
| PDL | GR | Comment | Site has planning permission for residential development (original outline permission covering sites 722 and 724 – TWC/2011/0821). |

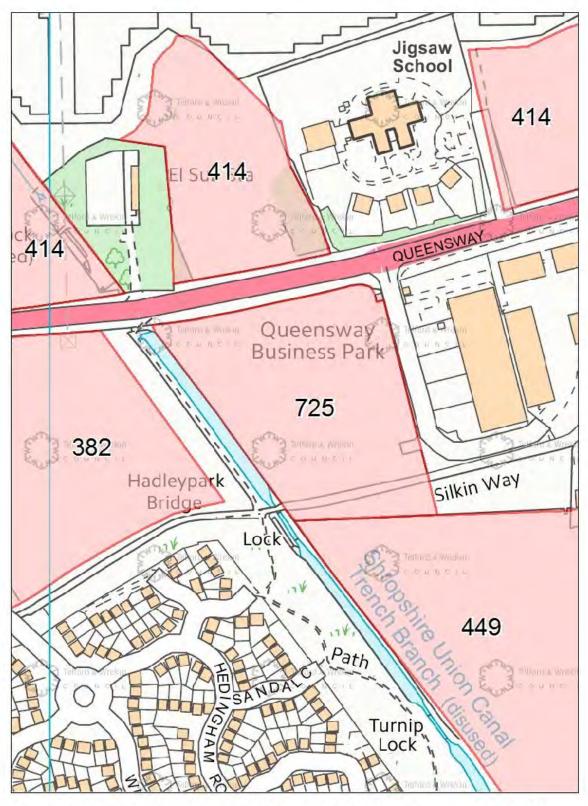
| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| | density and ti | meframe for de | elivery | • | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 725 | Site Name | Land adjacent to Hadley Park West |
|-----------|-------------|------------|--|
| Site Size | 3.179 Ha | Settlement | Telford |
| PDL | GR | Comment | Site has permission for residential development – 68 dwellings (application TWC/2014/0769) |

| Suitability for housing | 5 | | | | | |
|-------------------------|-------------|------------|------------|--|------------|---|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
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| Achievability | | | | | | |
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| Estimated site density | and timefra | me for del | ivery | | | |
| Developable | Net | site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe 0-5 ye | ars | (| 6-10 years | | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



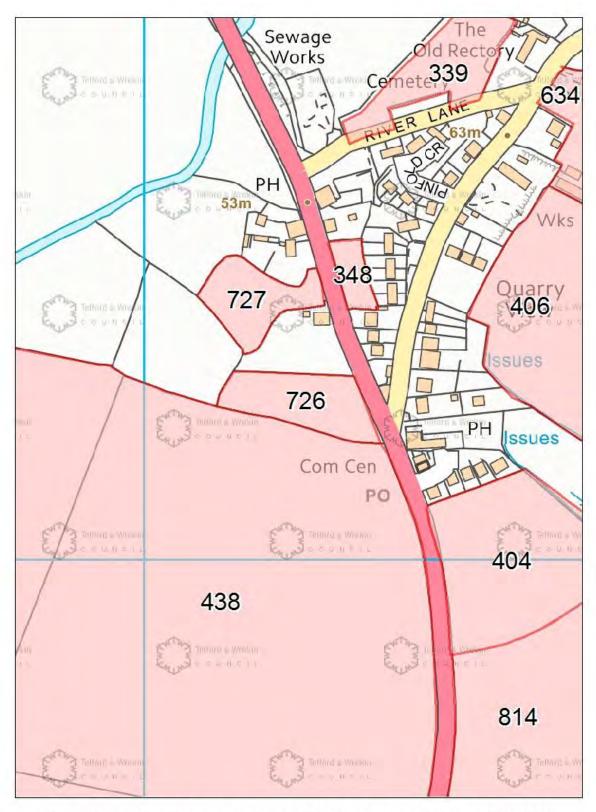
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| Site Ref | 726 | Site Name | The Beeches South, Waters Upton |
|-----------|-------------|------------|---------------------------------|
| Site Size | 0.567 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside, Mineral safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. |
| Suitability | Unsuitable |

| availability |
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| availability |
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| Achievability |
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| Achievability |

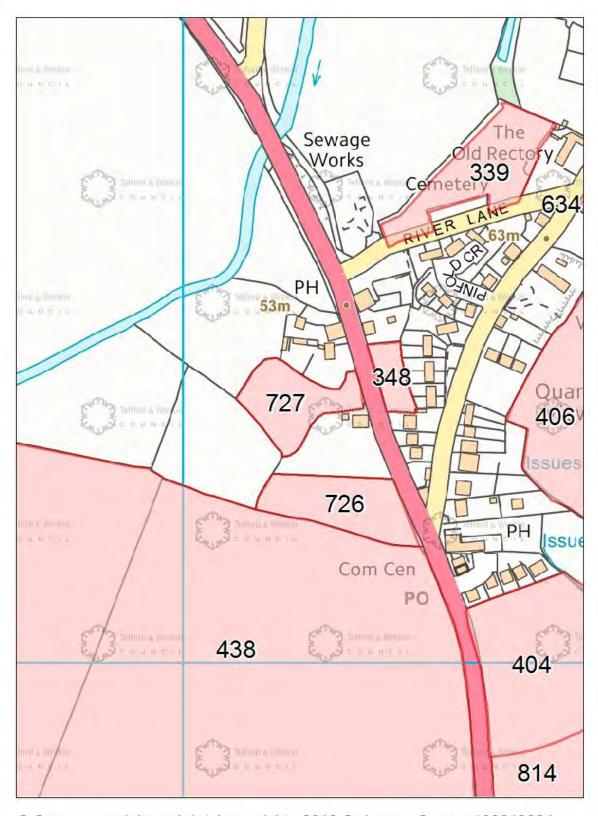
| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------------|---|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 727 | Site Name | The Beeches North, Waters Upton |
|-----------|-------------|------------|--|
| Site Size | 0.477 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Site is under the size threshold of 0.5 Ha and has therefore not been assessed further |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Availability |
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| Achievability |
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| Achievability |
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| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



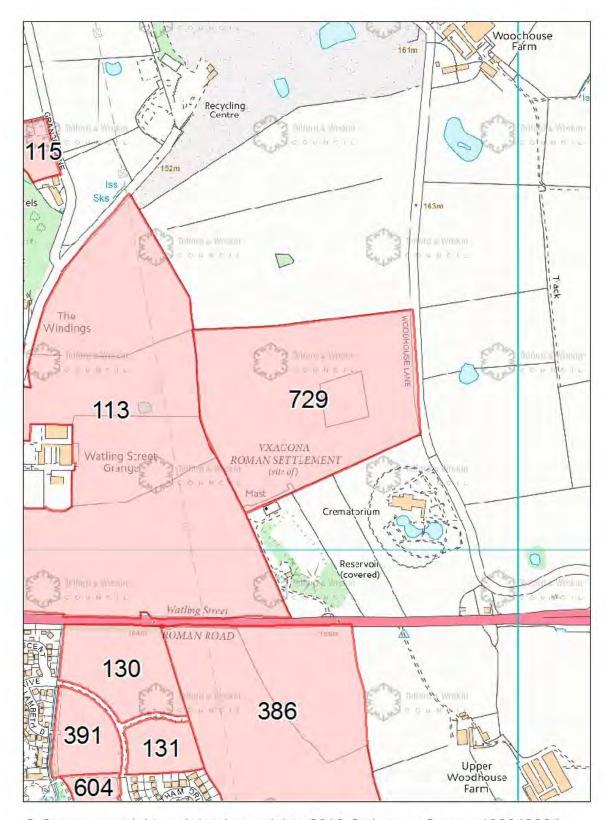
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| Site Ref | 729 | Site Name | Redhill next to crematorium |
|-----------|-------------|------------|-----------------------------|
| Site Size | 0.118 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Part of wider site with 113 |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside, Scheduled Ancient Monument |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Any development would need to take account of the scheduled ancient monument and mitigate its impact. |
| Suitability | Unsuitable |

| Availability | |
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| Availability | |
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| Achievability | |

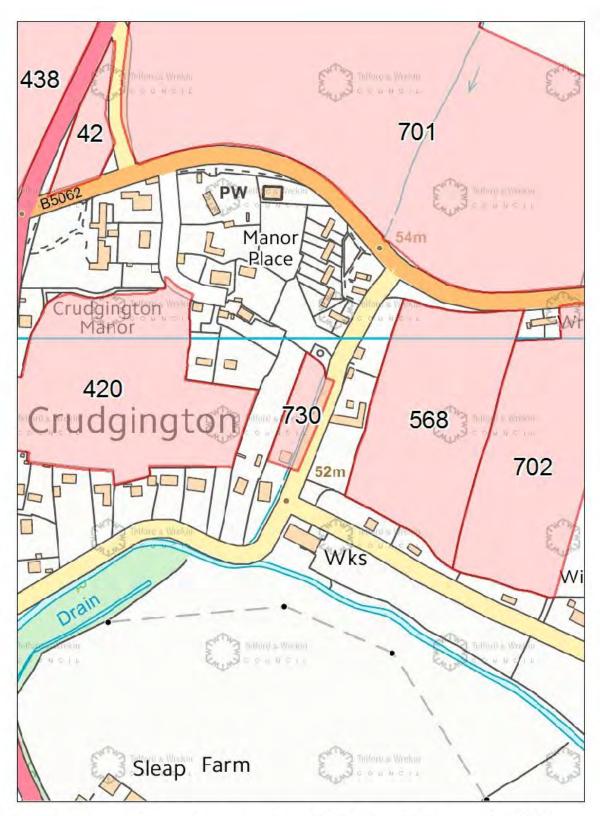
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 730 | Site Name | Adjacent to Myrtle Cottage, Crudgington Green |
|-----------|-------------|------------|---|
| Site Size | 0.283 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | Site is below the threshold of 0.5 Ha and has therefore not been assessed further |

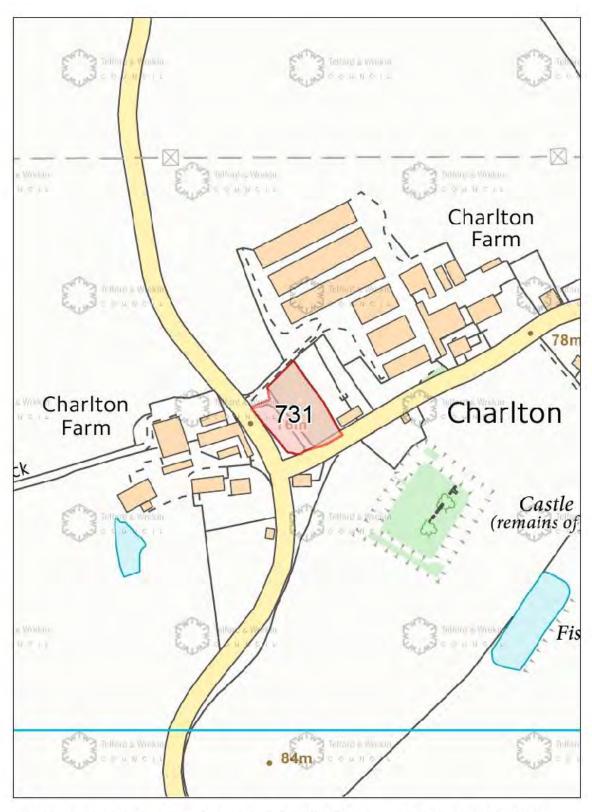
| Suitability for h | ousing | | | | | | |
|-------------------|----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constr | aints | | | | | | |
| Potential Impa | cts | | | | | | |
| Amenity impac | ts | | | | | | |
| Overall Suitabil | lity | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| Estimated site | density and ti | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 731 | Site Name | Charlton Village |
|-----------|-------------|------------|---|
| Site Size | 0.341 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | Site is below the size threshold of 0.5ha. The site has also previously been refused planning permission under application reference TWC/2015/0279. |

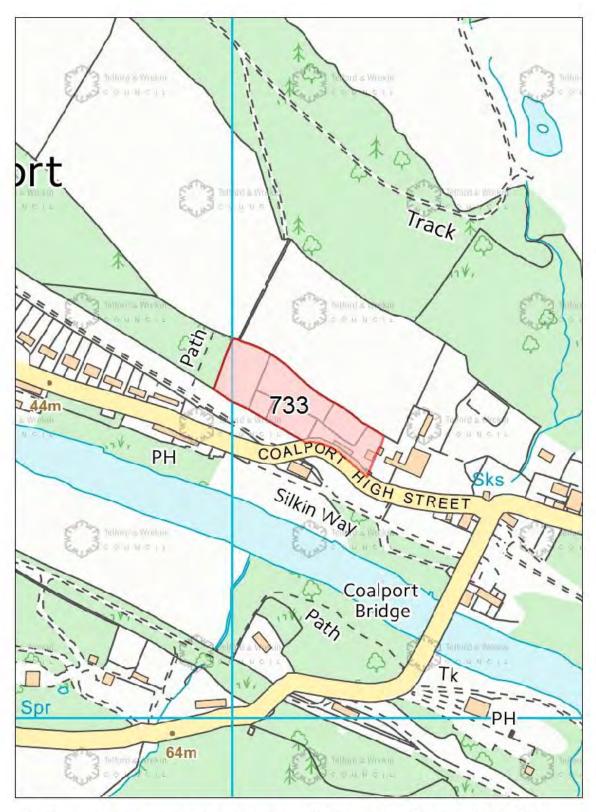
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|-----------------|----------------|---------------|---------|------|---|------------|---|
| | | | | | | | |
| Suitability for | housing | | | | | | |
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | • | | | • | | • |



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| Site Ref | 733 | Site Name | Land adjacent to Ivydale, High Street, Coalport |
|-----------|-------------|------------|--|
| Site Size | 0.675 Ha | Settlement | Telford |
| PDL | GR | Comment | Site now has permission under reference TWC/2014/0272 and has therefore not been assessed further. |

| C trability Co. 1 | | | | | | | |
|-------------------|--|----------------|---------|-----|--|------------|--|
| Suitability for I | nousing | | | | | | |
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 3 | | | | | | |
| Physical consti | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impac | cts | | | | | | |
| Overall Suitabi | lity | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Estimated site | density and tir | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | - | | | | | |
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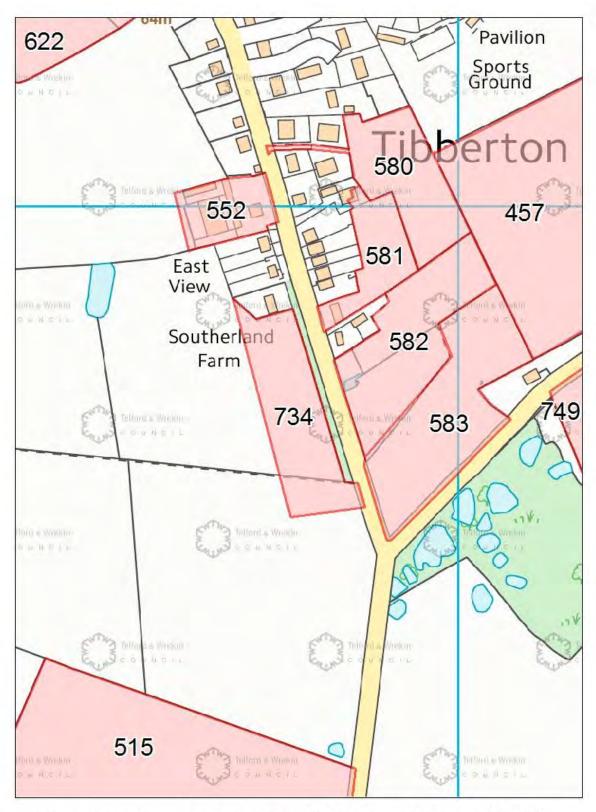
| Site Ref | 734 | Site Name | Site 2 at Sutherland Farm, Tibberton |
|-----------|-------------|------------|--------------------------------------|
| Site Size | 0.964 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. |
| Suitability | Unsuitable |

| Availability | | | |
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| Availability | | | |

| Achievability | | |
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| Achievability | | |

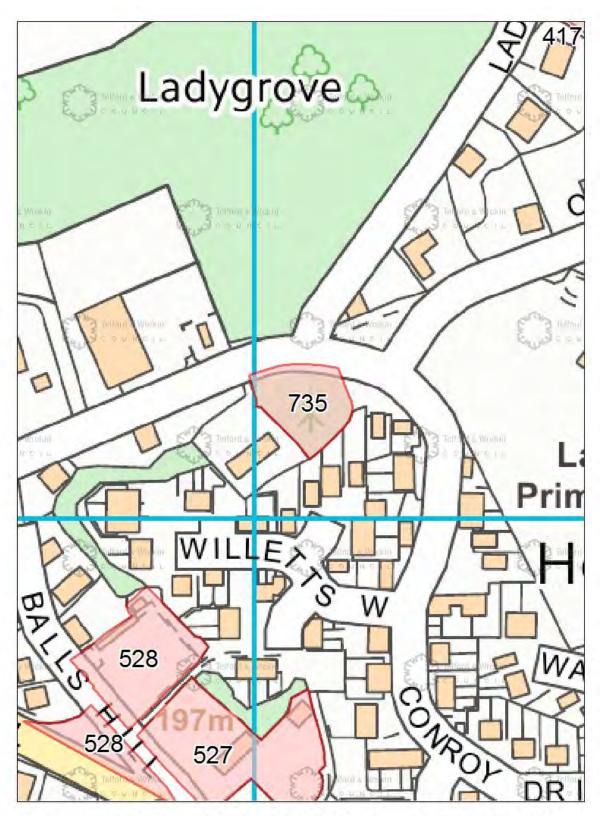
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| 735 | Site Name | Land off Office Road, Dawley |
|-------|-------------|--|
| | | |
| 0.121 | Settlement | Telford |
| На | | |
| GR | Comment | Site is below size threshold of 0.5 Ha |
| | 0.121 Ha | 0.121 Settlement Ha |

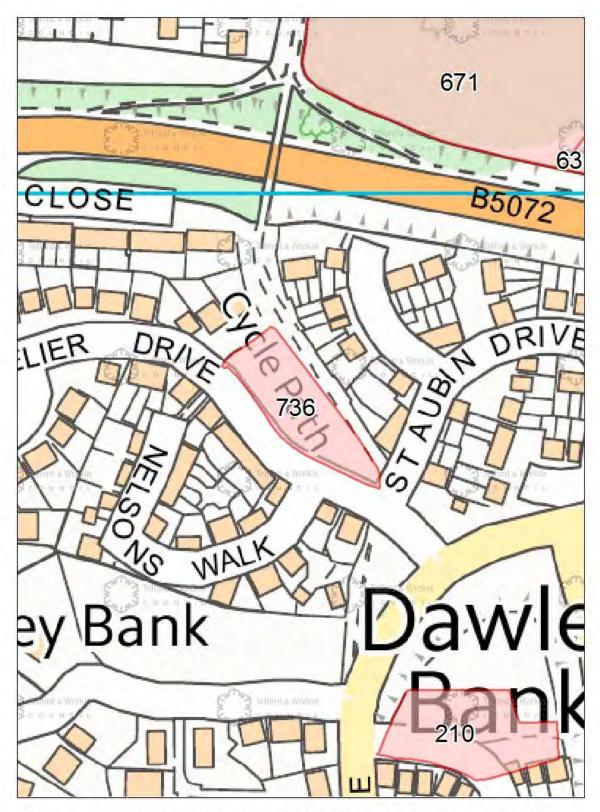
| Suitability for h | nousing | | | | |
|-------------------|----------------|---------------|------------|------------|---|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constr | aints | | | | |
| Potential Impa | cts | | | | |
| Amenity impac | ts | | | | |
| Overall Suitabi | lity | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
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| Estimated site | density and ti | | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 736 | Site Name | Land off St. Helier Drive, Dawley Bank |
|-----------|-------------|------------|--|
| Site Size | 0.181 Ha | Settlement | Telford |
| PDL | GR | Comment | Site is below size threshold of 0.5 Ha |

| Suitability for housing | |
|---|-------------------------|
| Location | |
| Policy | |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | |
| Suitability | |
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| Availability | |
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| Achievability | |
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| Achievability | |
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| Estimated site density and timeframe for de | elivery |
| Developable Net site area | |
| area (%) | |
| Density(dph) | |
| Timeframe 0-5 years | 6-10 years 11 years + |
| (dwellings) | |
| Comment | |



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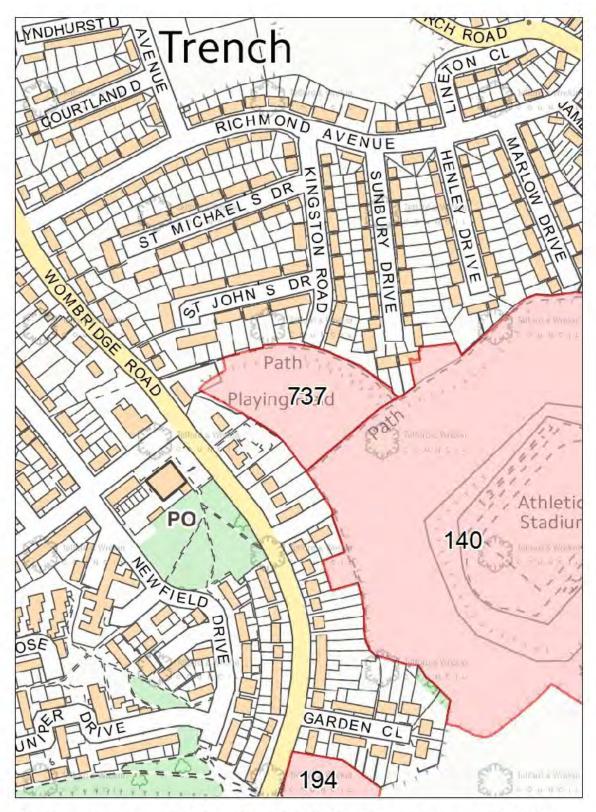
| Site Ref | 737 | Site Name | Land off Kingston Road Trench |
|-----------|-------------|------------|-------------------------------|
| Site Size | 1.015 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford urban area |
| Policy | Green Network |
| considerations | |
| Physical constraints | Access issues |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is covered by green network with mineshafts on the site, the site is considered unsuitable. Any mitigation would be a review of the Local Plan and environmental improvement. |
| Suitability | Unsuitable |

| Availability | | |
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| Availability | | |

| Achievability | | |
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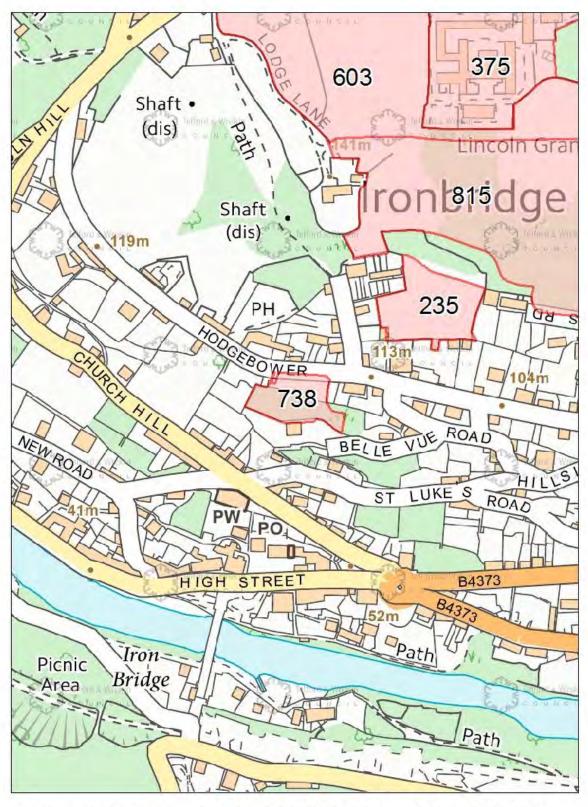
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 738 | Site Name | Land at Hodgebower, Ironbridge |
|-----------|-------------|------------|---|
| Site Size | 0.268 Ha | Settlement | Telford |
| PDL | GR | Comment | Site is below the size threshold of 0.5 Ha and has therefore not been considered further. |

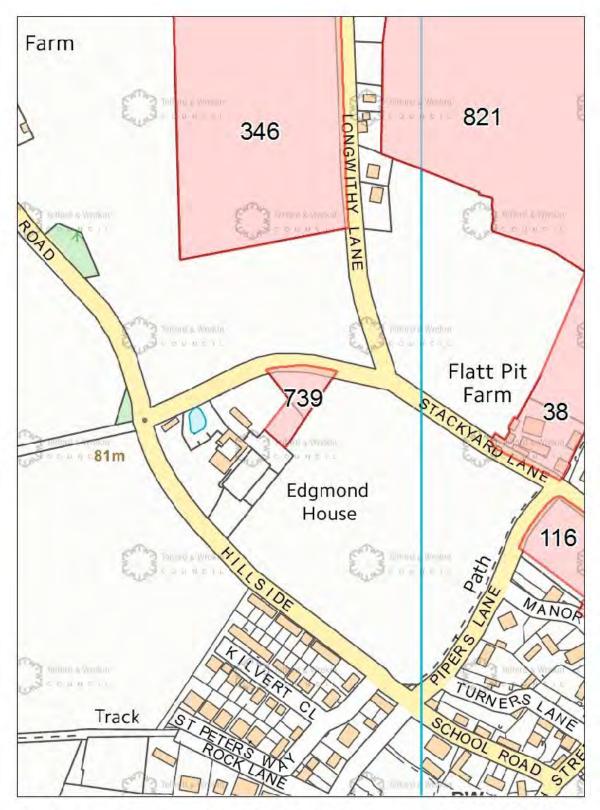
| Suitability for housing | 5 | | | | | |
|-------------------------|-------------|------------|------------|--|------------|---|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
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| Achievability | | | | | | |
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| Estimated site density | and timefra | me for del | ivery | | | |
| Developable | Net | site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe 0-5 ye | ars | (| 6-10 years | | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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| Site Ref | 739 | Site Name | Adjacent The Barn, Stackyard Lane, Edgmond |
|-----------|-------------|------------|---|
| Site Size | 0.222 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Site is below the threshold of 0.5 Ha and has therefore not been considered further |

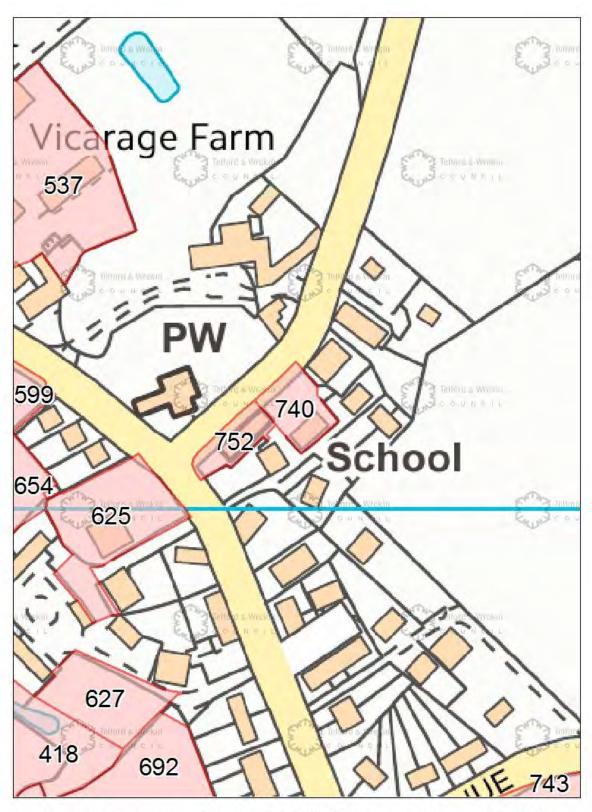
| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Achievability |
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| Achievability |
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| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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| Site Ref | 740 | Site Name | ABC Nursery, The Old School, Wrockwardine |
|-----------|-------------|------------|---|
| Site Size | 0.073 Ha | Settlement | Rural settlement |
| PDL | BR | Comment | Site is below the threshold of 0.5 Ha and has therefore not been considered further |

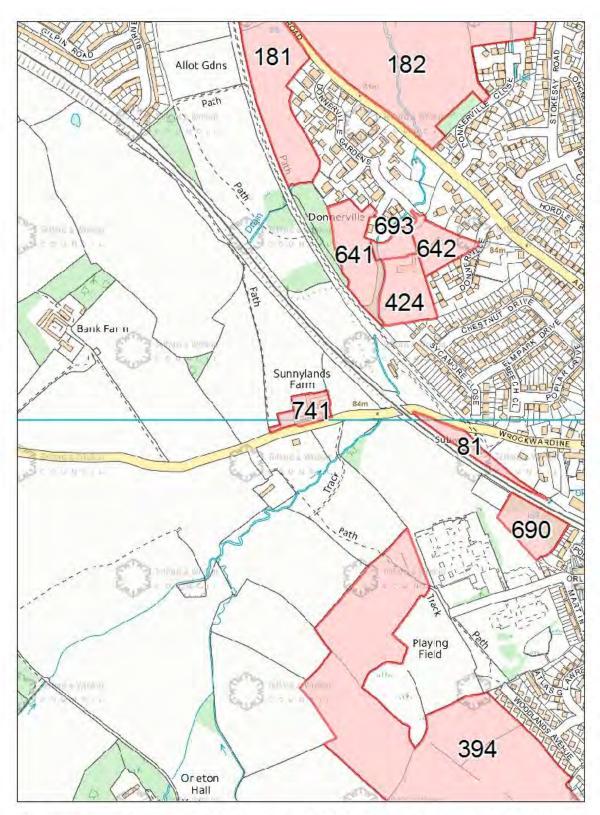
| Suitability for h | nousing | | | | | | |
|-------------------|----------------|---------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | i | | | | | | |
| Physical constr | aints | | | | | | |
| Potential Impa | cts | | | | | | |
| Amenity impac | cts | | | | | | |
| Overall Suitabi | lity | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| Estimated site | density and ti | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | ı | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 741 | Site Name | Sunnylands Farm, Wrockwardine Road |
|-----------|-------------|------------|---------------------------------------|
| Site Size | 0.411 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Site is below the threshold of 0.5ha. |

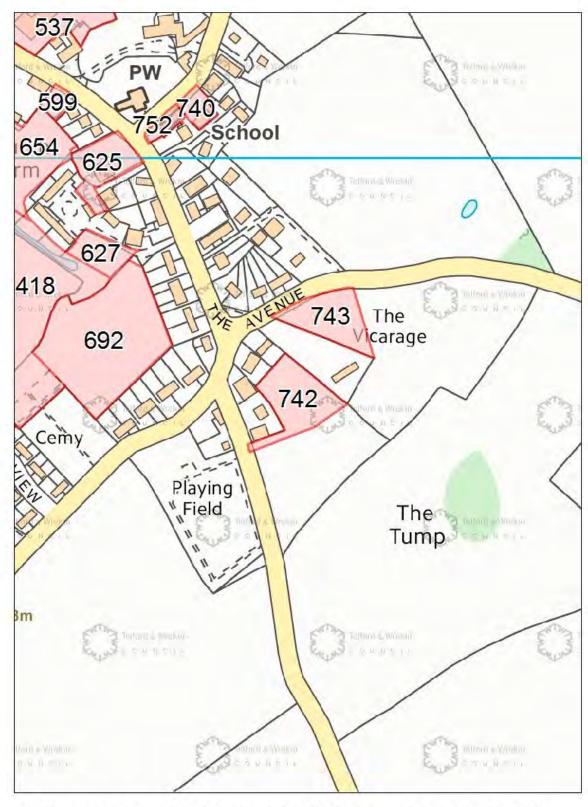
| Suitability for h | nousing | | | | |
|-------------------|----------------|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constr | aints | | | | |
| Potential Impa | cts | | | | |
| Amenity impac | ts | | | | |
| Overall Suitabi | lity | | | | |
| Suitability | | | | | |
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| Achievability | | | | | |
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| Estimated site | density and ti | | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 742 | Site Name | Land off, Drummery Lane, Wrockwardine |
|-----------|-------------|------------|---------------------------------------|
| Site Size | 0.316 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Site is below the threshold of 0.5ha |

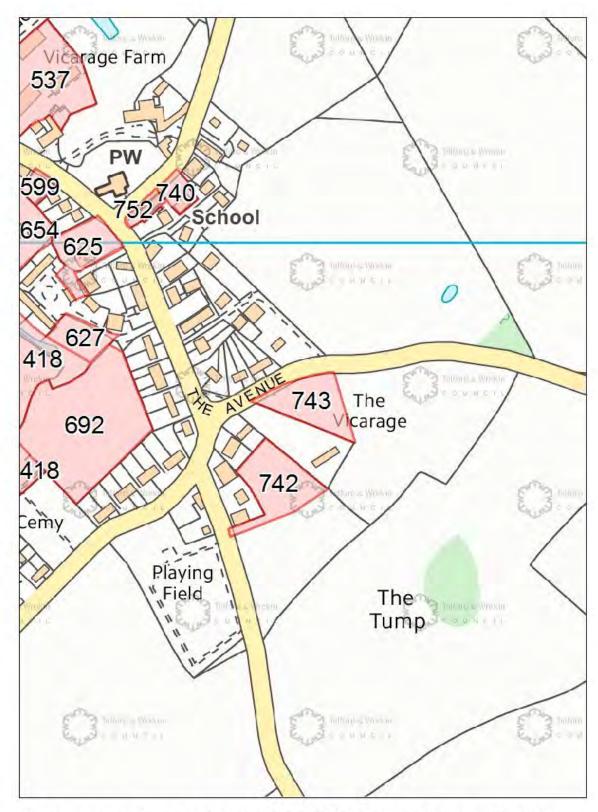
| Suitability for h | nousing | | | | |
|-------------------|----------------|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constr | aints | | | | |
| Potential Impa | cts | | | | |
| Amenity impac | ts | | | | |
| Overall Suitabi | lity | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
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| | | | | | |
| Estimated site | density and ti | | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 743 | Site Name | Land North of, The Vicarage, Wrockwardine |
|-----------|-------------|------------|---|
| Site Size | 0.268 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Site is under the threshold of 0.5ha |

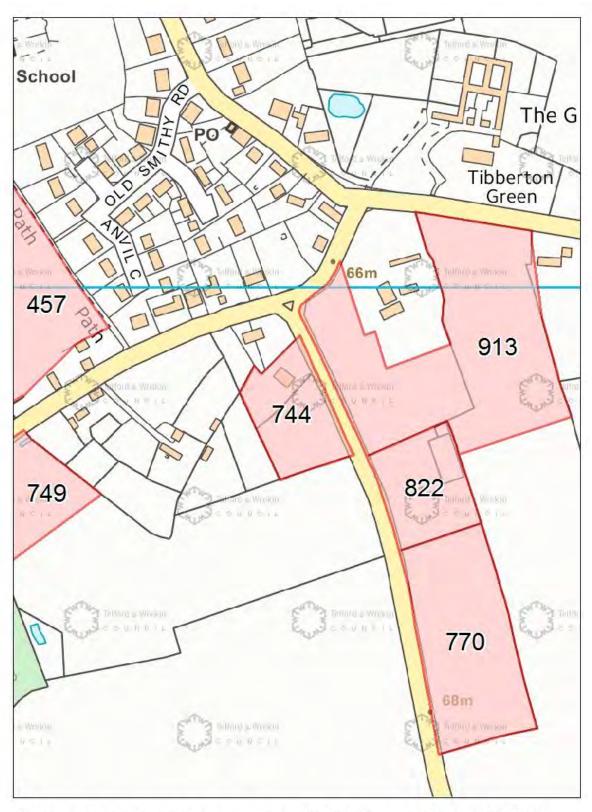
| Suitability for h | nousing | | | | |
|-------------------|----------------|---------------|------------|------------|---|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constr | aints | | | | |
| Potential Impa | cts | | | | |
| Amenity impac | ts | | | | |
| Overall Suitabi | lity | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
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| Estimated site | density and ti | | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 744 | Site Name | Land South of, Grangefields, Hay Street, Tibberton |
|-----------|-------------|------------|---|
| Site Size | 0.679 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | Site now has permission for residential development (application references TWC/2014/0953 and TWC/20169/0249) |

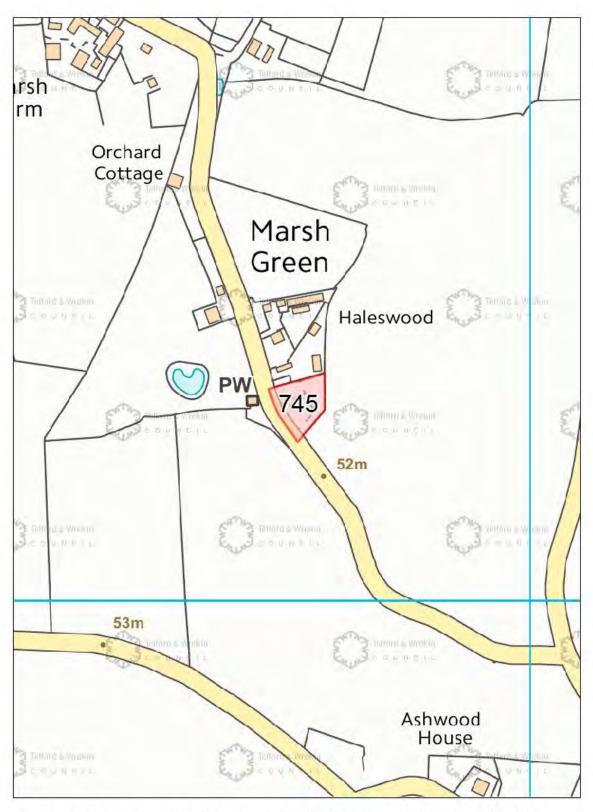
| Suitability for | housing | | | | | | |
|-----------------|----------------|---------------|----------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | S | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| | | | | | | | |
| Estimated site | density and ti | meframe for d | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 745 | Site Name | Land at, Marsh Green, Rodington |
|-----------|-------------|------------|--|
| Site Size | 0.179 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Site is below the size threshold of 0.5 Ha and has therefore not been considered further |

| Suitability for housing |
|---|
| Location |
| Policy |
| considerations |
| Physical constraints |
| Potential Impacts |
| Amenity impacts |
| Overall Suitability |
| Suitability |
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| Availability |
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| Availability |
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| Achievability |
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| Achievability |
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| |
| Estimated site density and timeframe for delivery |
| Developable Net site area |
| area (%) |
| Density(dph) |
| Timeframe 0-5 years 6-10 years 11 years + |
| (dwellings) |
| Comment |



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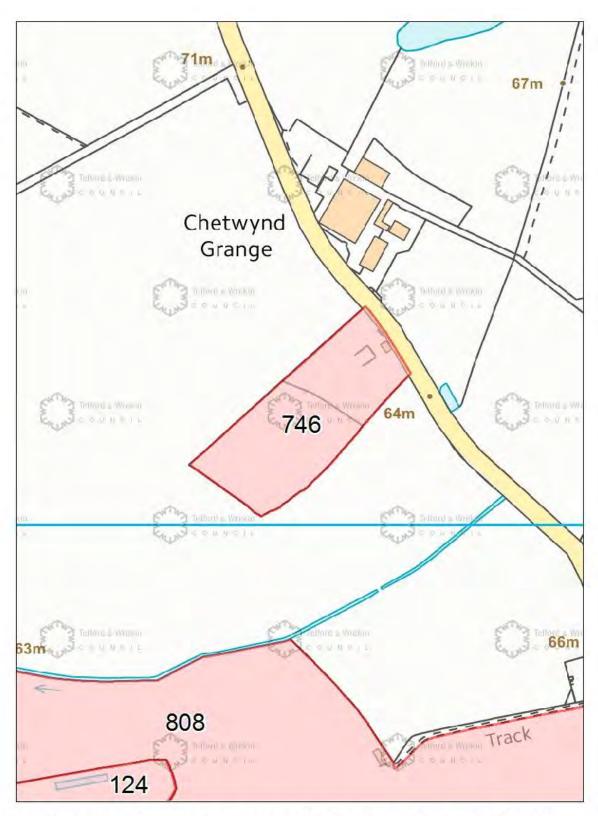
| Site Ref | 746 | Site Name | The Finney's, Marsh Road, Edgmond |
|-----------|-------------|------------|-----------------------------------|
| Site Size | 1.501 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open countryside, Mineral safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is within the open countryside, the site is considered unsuitable. Within a minerals safeguard area any development may have to consider prior extraction. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 747 | Site Name | Land at, Madeley Court |
|-----------|-------------|------------|--------------------------------------|
| Site Size | 0.045 Ha | Settlement | Telford |
| PDL | GR | Comment | Site is below the threshold of 0.5Ha |
| | • | | |

| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| Γ <u></u> | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | ı | | | | 1 |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



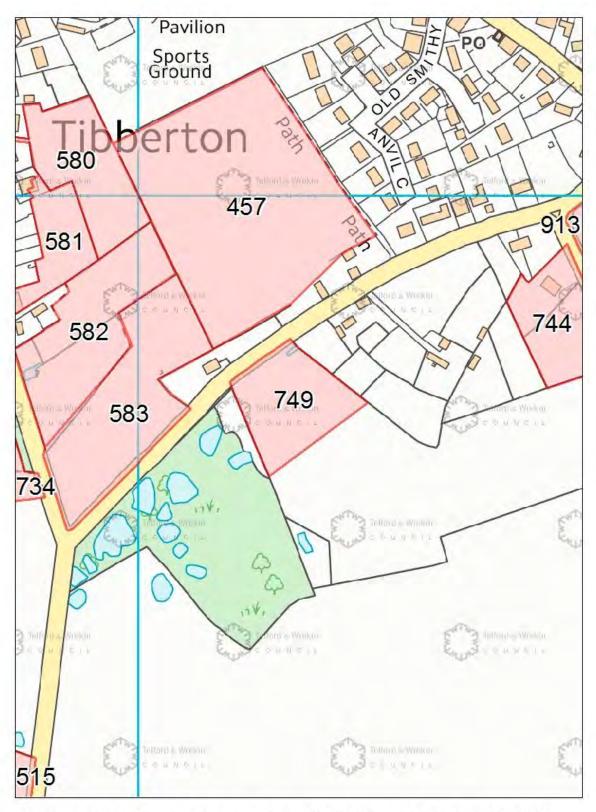
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| Site Ref | 749 | Site Name | Land at, Hay Street, Tibberton |
|-----------|-------------|------------|--|
| Site Size | 0.738 Ha | Settlement | Open countryside adjacent to Tibberton |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open countryside |
| considerations | |
| Physical constraints | TPOs on the edge of the site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Any scheme would need to mitigate the impact on the protected trees. |
| Suitability | Unsuitable |

| Availability | |
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| Availability | |
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| Achievability | |
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| Achievability | |

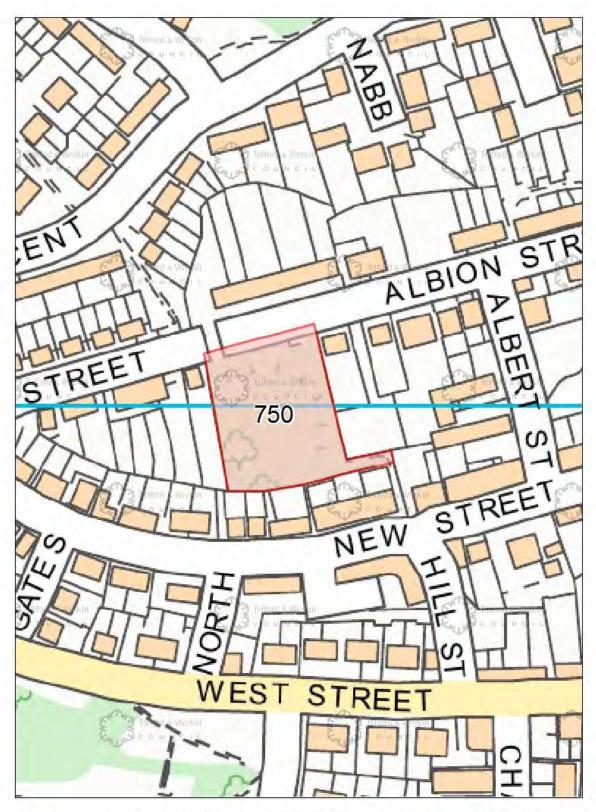
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 750 | Site Name | Land At, Albion Street, St Georges |
|-----------|-------------|------------|---|
| Site Size | 0.348 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

| Suitability for I | housing | | | | | | | |
|-------------------|----------------|---------------|---------|------|-----|--|------------|---|
| Location | | | | | | | | |
| Policy | | | | | | | | |
| considerations | | | | | | | | |
| Physical consti | raints | | | | | | | |
| Potential Impa | icts | | | | | | | |
| Amenity impac | cts | | | | | | | |
| Overall Suitabi | ility | | | | | | | |
| Suitability | | | | | | | | |
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| Availability | | | | | | | | |
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| Availability | | | | | | | | |
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| Achievability | | | | | | | | |
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| Achievability | | | | | | | | |
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| | | | | | | | | |
| Estimated site | density and ti | | elivery | | | | | |
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | T T | | | ı |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



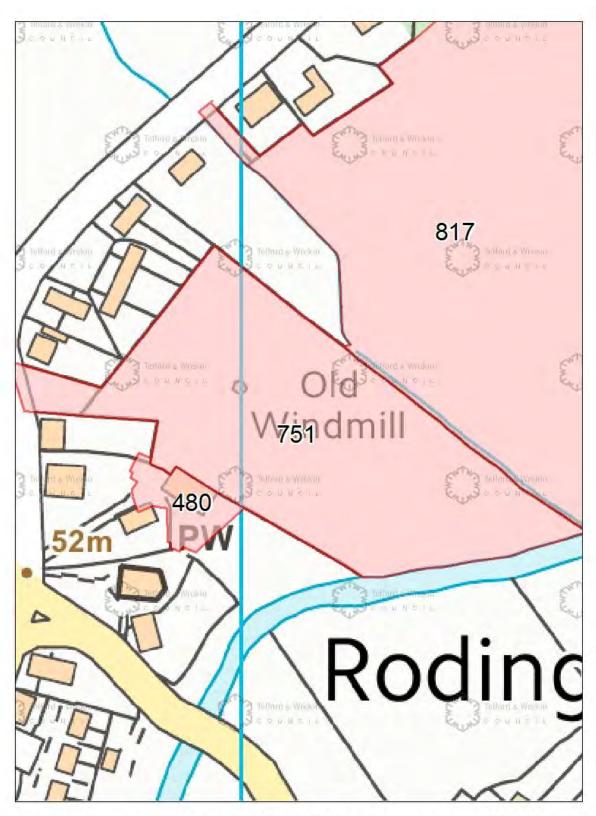
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| Site Ref | 751 | Site Name | Land to the rear of Emlea, Rodington |
|-----------|-------------|------------|--------------------------------------|
| Site Size | 1.462 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open countryside, Mineral safeguarding area |
| considerations | |
| Physical constraints | Flood zones 2 & 3 |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Within the open countryside the site is considered unsuitable. Within a minerals safeguard area any development may have to consider prior extraction. The site would need some environmental improvement to remedy the flood zones. |
| Suitability | Unsuitable |

| Availability | |
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| Availability | |
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| Achievability | |

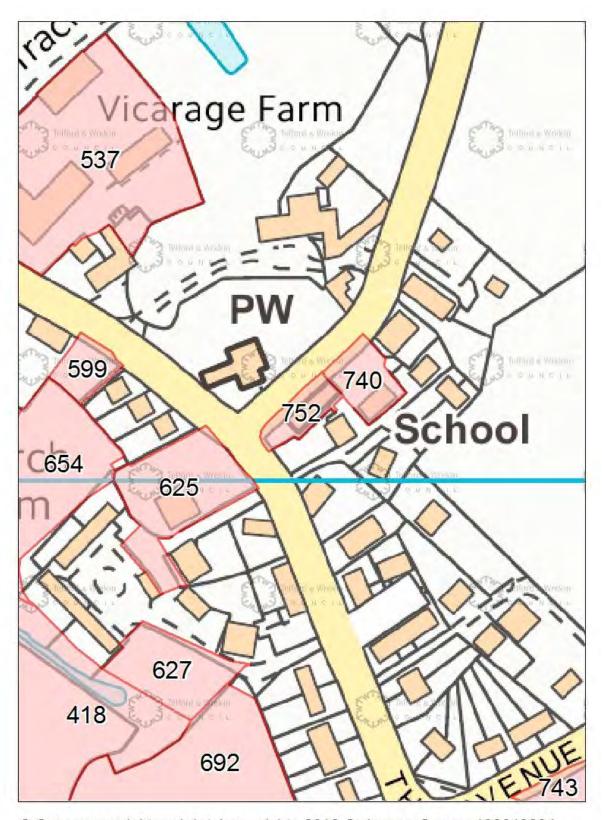
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | • | | | |



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| Site Ref | 752 | Site Name | The Old School, Wrockwardine |
|-----------|-------------|------------|---|
| Site Size | 0.054 Ha | Settlement | Rural settlement |
| PDL | BR | Comment | Site has permission and is under the site size threshold of 0.5 Ha. It has therefore not been assessed further. |

| Suitability for I | nousing | | | | | |
|-------------------|----------------|---------------|------------|--|------------|--|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 3 | | | | | |
| Physical consti | raints | | | | | |
| Potential Impa | icts | | | | | |
| Amenity impac | cts | | | | | |
| Overall Suitabi | lity | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Achievability | | | | | | |
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| Achievability | | | | | | |
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| | | | | | | |
| Estimated site | density and ti | | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | ı | | | | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



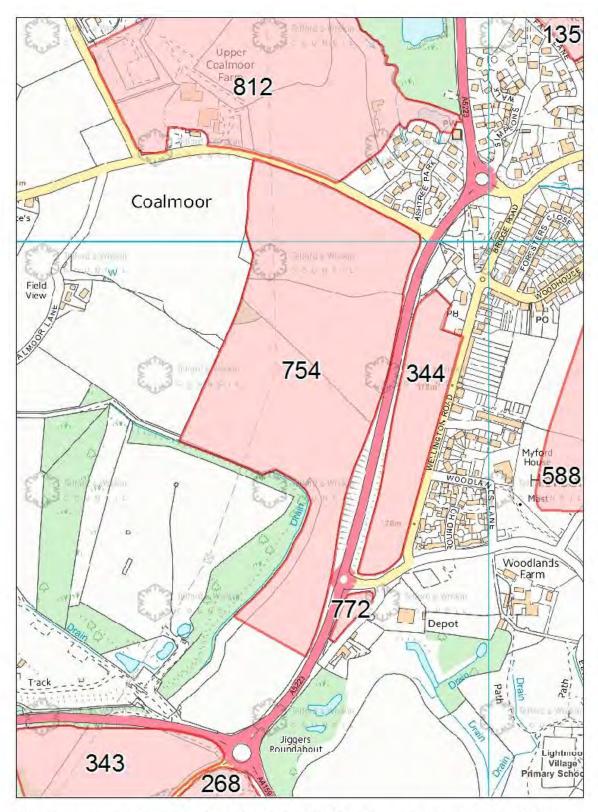
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| Site Ref | 754 | Site Name | Land Opposite, Ashtree Park, Horsehay |
|-----------|----------|------------|---------------------------------------|
| Site Size | 17.148Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Mineral safeguarding area |
| considerations | |
| Physical constraints | Landfill |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. Any scheme would need to mitigate the impacts from the former landfill. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
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| Availability | |
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| Achievability | |
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| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



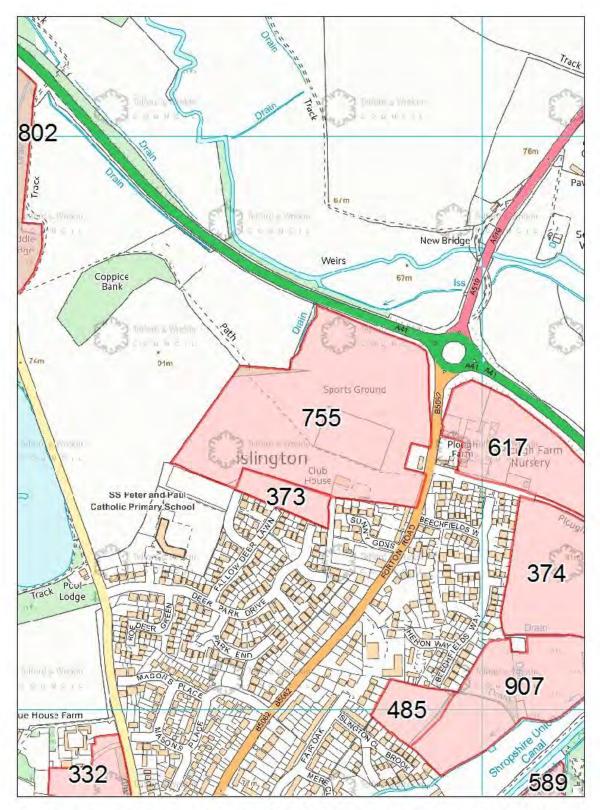
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| Site Ref | 755 | Site Name | Land At Forton Road, Newport |
|-----------|-------------|------------|------------------------------|
| Site Size | 3.082 Ha | Settlement | Open countryside |
| PDL | GR | Comment | adjacent to Newport |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside, mineral safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| Achievability | |
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| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable area (%) | | Net site area | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



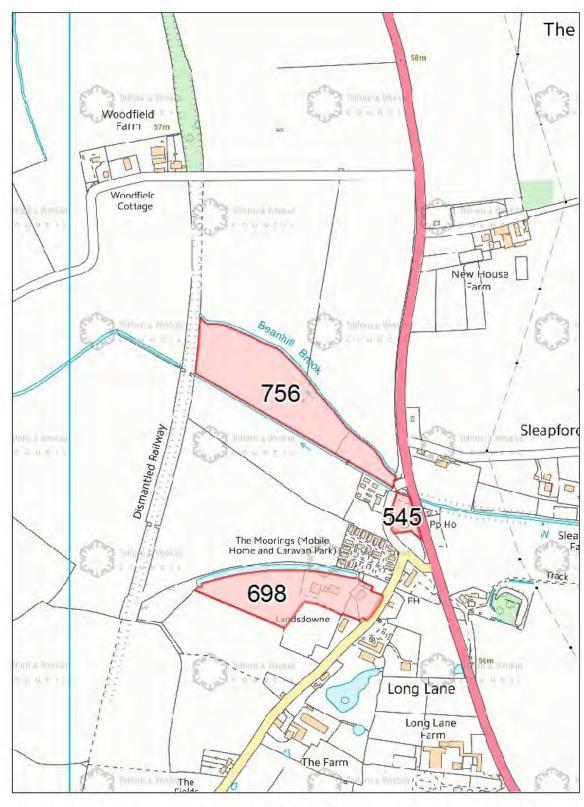
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| Site Ref | 756 | Site Name | Land At, Long Lane |
|-----------|-------------|------------|----------------------------|
| Site Size | 3.082 Ha | Settlement | Open countryside |
| PDL | GR | Comment | North of Long Lane village |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | | | | | | |
| Policy | Part of the site is in a minerals safeguarding area. | | | | | |
| considerations | | | | | | |
| Physical constraints | Flood zones 2&3 | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. As the site is situated on flood zones, it would also be unsuitable without environmental improvement. Within a minerals safeguard area any development may have to consider prior extraction. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability |
|---------------|
| |
| Availability |
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| |
| Achievability |
| |
| Achievability |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | • | | | | |



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| Site Ref | 757 | Site Name | Land at, Standford Bridge |
|-----------|-------------|------------|---------------------------|
| Site Size | 1.848 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open Countryside |
| Policy | Open countryside |
| considerations | |
| Physical constraints | |
| Potential Impacts | Adjacent former landfill |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. As the site is within a buffer of a landfill, any scheme would need to mitigate any potential impact. |
| Suitability | Unsuitable |

| Availability | | |
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| | | |
| Availability | | |
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| Achievability | | |
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| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable area (%) | | Net site area | | | | | |
| . , | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



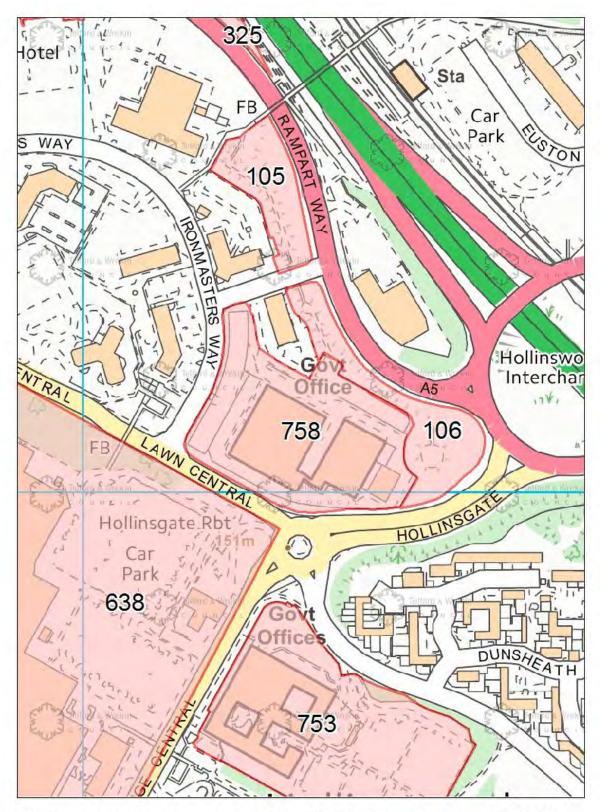
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| Site Ref | 758 | Site Name | Boyd House, Lawn Central |
|-----------|-------------|------------|-------------------------------------|
| Site Size | 2.129 Ha | Settlement | Telford |
| PDL | BR | Comment | Part of larger site (inc. Site 106) |

| Suitability for housing | |
|-------------------------|---|
| Location | Telford Urban Area |
| Policy | Strategic employment area |
| considerations | |
| Physical constraints | Existing buildings on site would need clearing and may have the potential for |
| | contamination. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The site is within the protected strategic employment area and therefore the |
| | site is unlikely to be suitable for residential development. |
| Suitability | Unsuitable |

| Availability |
|---------------|
| |
| Availability |
| |
| |
| Achievability |
| |
| Achievability |

| Estimated site | Estimated site density and timeframe for delivery | | | | | | | |
|----------------------|---|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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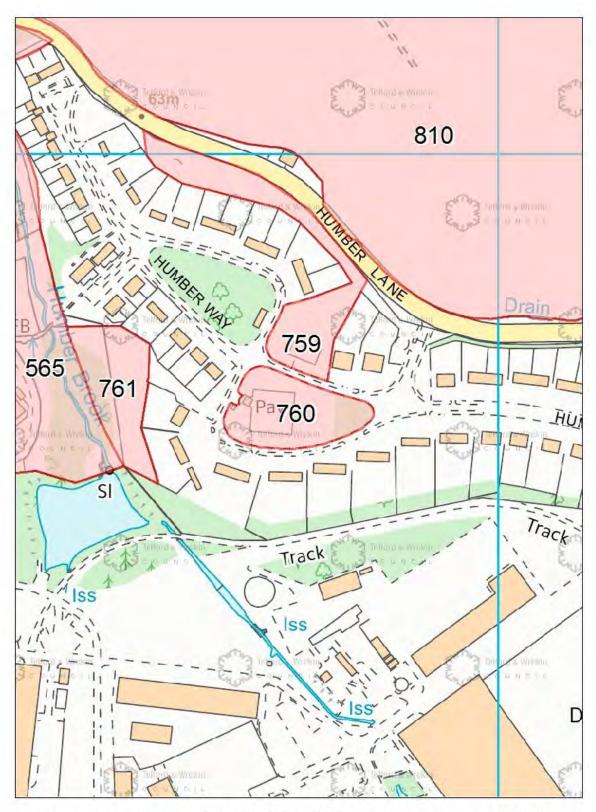
| Site Ref | 760 | Site Name | Land at, The Humbers |
|-----------|-------------|------------|----------------------|
| Site Size | 0.628 Ha | Settlement | Telford |
| PDL | BR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green network |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the green network, it is considered that the site is unsuitable |
| | without a development plan review. |
| Suitability | Unsuitable |

| Availability | | | |
|---------------|--|--|--|
| | | | |
| Availability | | | |
| | | | |
| | | | |
| Achievability | | | |
| | | | |

Achievability

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|---|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | • | • | | |



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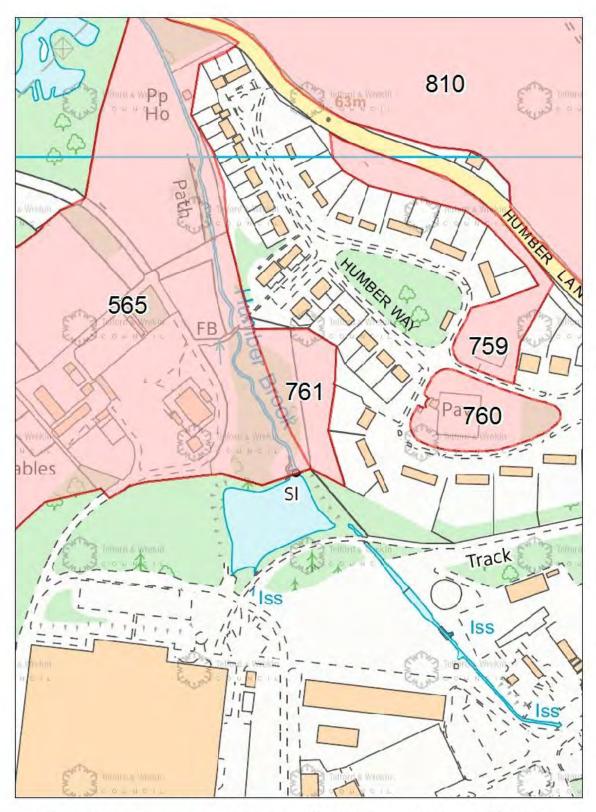
| Site Ref | 761 | Site Name | Land at, The Humbers |
|-----------|-------------|------------|----------------------|
| Site Size | 0.586 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Telford urban area | | | | | |
| Policy | Green network | | | | | |
| considerations | | | | | | |
| Physical constraints | Flood Zones 2 | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | As a site within the green network and flooding zones cross the site, it is considered that the site is unsuitable without environmental improvements and a development plan review. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | |
|---------------|--|------|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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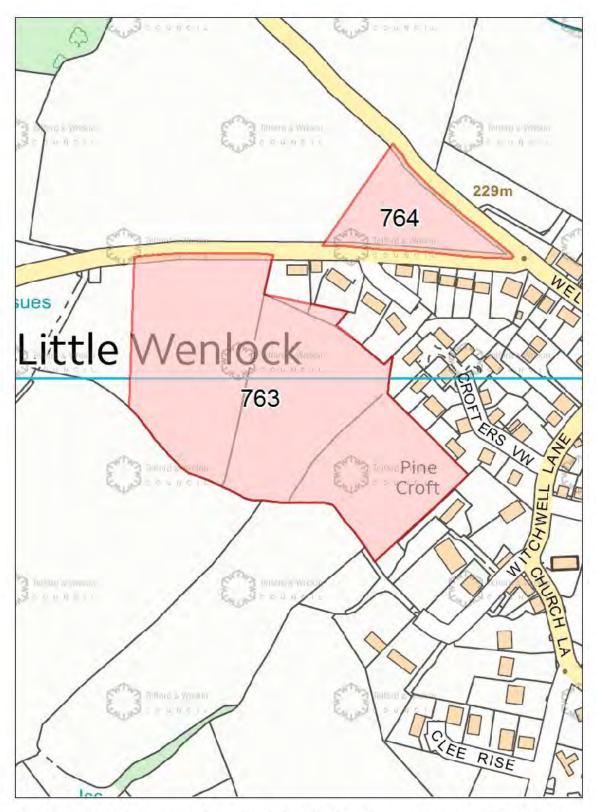
| Site Ref | 763 | Site Name | West of Little Wenlock |
|-----------|-------------|------------|------------------------|
| Site Size | 4.542 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | |

| Suitability for housing | } |
|-------------------------|---|
| Location | Open Countryside |
| Policy | Open Countryside; Grade 3 agricultural land; unnamed rural settlement; |
| considerations | mineral safeguarding area; strategic landscape (The Wrekin) |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Site considered unsuitable as it is outside an unnamed rural settlement and in a sensitive landscape. These constraints could only be removed by a change in planning policy during a plan review |
| Suitability | Unsuitable |

| Availability | | |
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| | | |
| Availability | | |
| rtranaomey | | |

| Achievability | | | |
|---------------|--|--|--|
| | | | |
| Achievability | | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



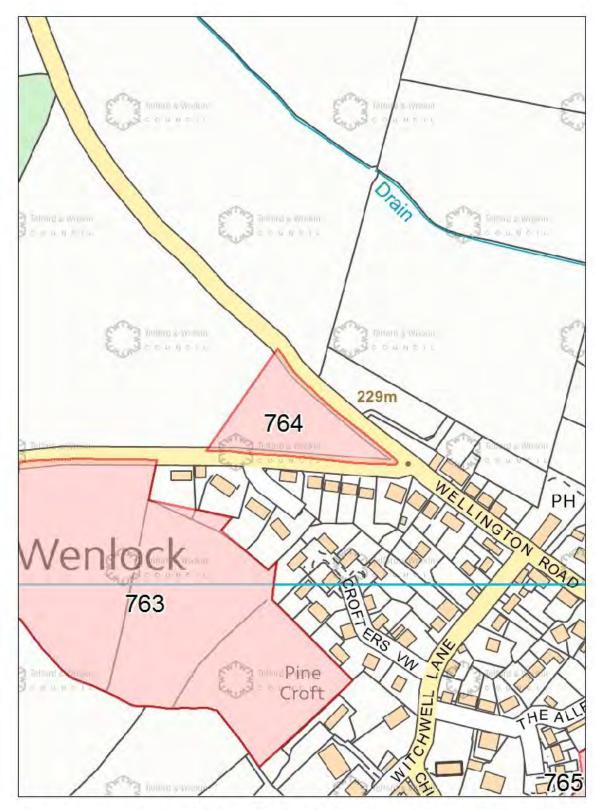
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| Site Ref | 764 | Site Name | Land North East of Little Wenlock |
|-----------|-------------|------------|-----------------------------------|
| Site Size | 0.743 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | adjacent to Little Wenlock |

| Suitability for housing | |
|-------------------------|--|
| Location | Open Countryside |
| Policy | Open Countryside, Strategic Landscape, Minerals Safeguarding Area. |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is within an unsuitable rural settlement, the site is considered unsuitable. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. Any scheme for development would have to be designed to take account of the strategic landscape. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
| | |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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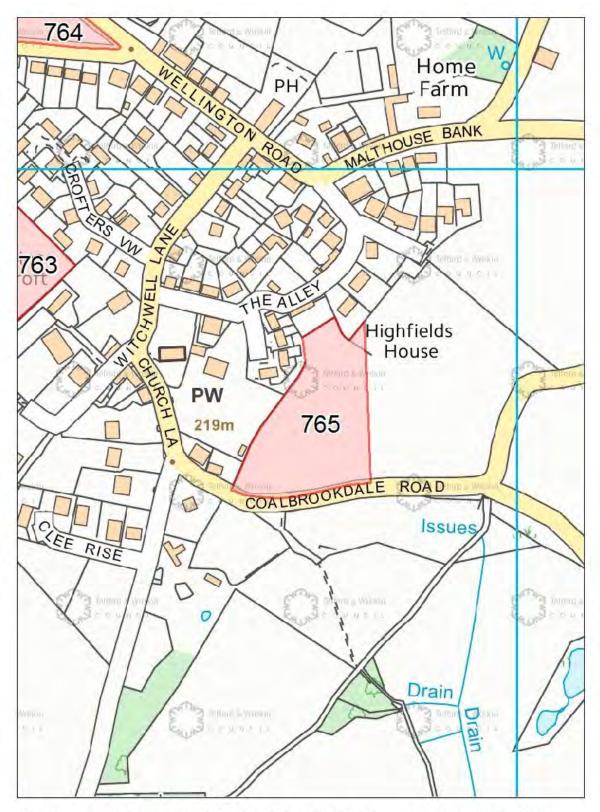
| Site Ref | 765 | Site Name | Land south-east of Little Wenlock |
|-----------|-------------|------------|-----------------------------------|
| Site Size | 1.184 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | adjacent to Little Wenlock |

| Suitability for housing | |
|-------------------------|--|
| Location | Open Countryside |
| Policy | Open Countryside, Strategic Landscape, Mineral Safeguarding Area. |
| considerations | |
| Physical constraints | |
| Potential Impacts | Listed Buildings adjacent to the site |
| Amenity impacts | |
| Overall Suitability | As the site is within an unsuitable rural settlement, the site is considered unsuitable. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. Any scheme for development would have to be designed to take account of the adjacent listed buildings and the strategic landscape. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | | |
|---------------|--|--|--|
| | | | |
| Achievability | | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



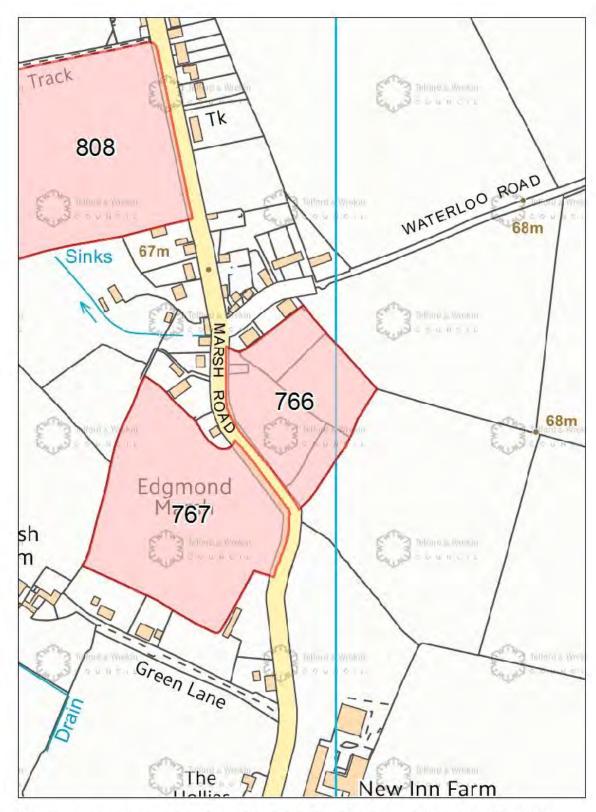
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| Site Ref | 766 | Site Name | Land to the east of, Marsh Road, Edgmond |
|-----------|-------------|------------|--|
| Site Size | 1.333 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Edge of Edgmond Marsh |

| Suitability for housing | | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Edge of unnamed rural settlement | | | | | |
| Policy | Open countryside, a small portion in the minerals safeguarding area. | | | | | |
| considerations | | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | As the site is within an unsuitable rural settlement, the site is considered unsuitable. The constraint could be removed by a change in planning policy during a plan review. Within a minerals safeguard area any development may have to consider prior extraction. | | | | | |
| Suitability | Unsuitable | | | | | |

| availability |
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| availability |
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| |
| Achievability |
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| Achievability |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| . , | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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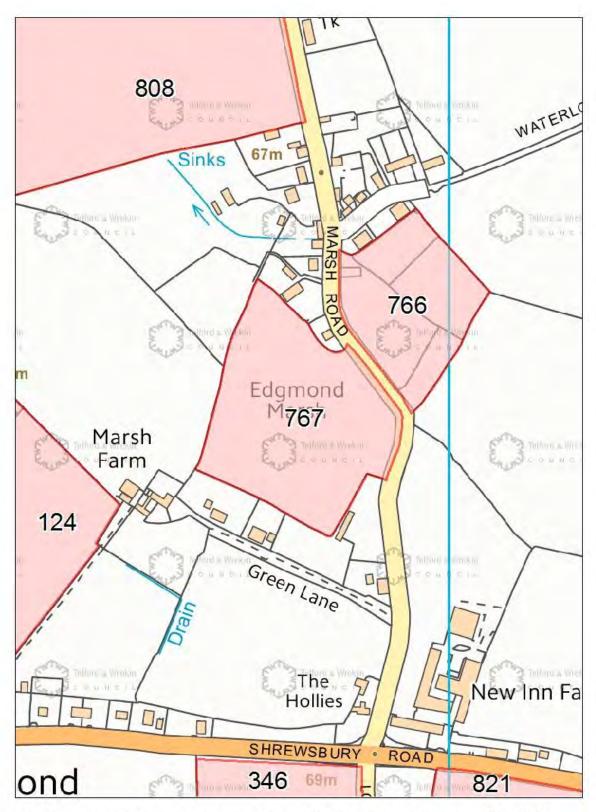
| Site Ref | 767 | Site Name | Land west of Marsh Road, Edgmond |
|-----------|-------------|------------|----------------------------------|
| Site Size | 2.326 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Edgmond Marsh |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside |
| considerations | |
| Physical constraints | Electricity pylon runs across the site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is within an un-named rural settlement, the site is considered unsuitable. The constraint could be removed by a change in planning policy during a plan review. |
| Suitability | Unsuitable |

| Availability | | |
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| Availability | | |

| Achievability | | |
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| Achievability | | |

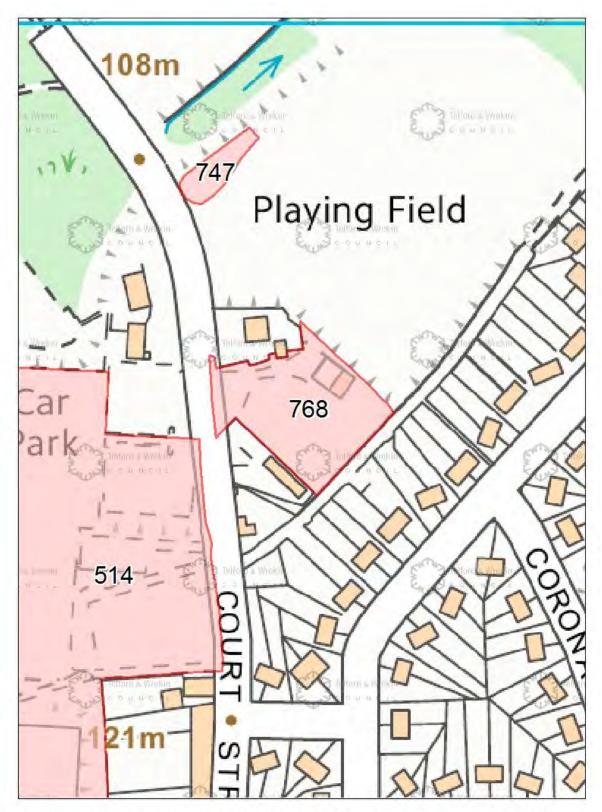
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| 768 | Site Name | Land at, Madeley Court |
|-------|-------------|---|
| | | |
| 0.308 | Settlement | Telford |
| На | | |
| BR | Comment | Size of site below the threshold of 0.5Ha |
| | 0.308 Ha | 0.308 Settlement Ha |

| Suitability for h | nousing | | | | |
|-------------------|----------------|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constr | aints | | | | |
| Potential Impa | cts | | | | |
| Amenity impac | ts | | | | |
| Overall Suitabi | lity | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
| | | | | | |
| | | | | | |
| Estimated site | density and ti | | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 769 | Site Name | Land adjacent to Arleston Manor |
|-----------|-------------|------------|---|
| Site Size | 0.106 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| | | | | | | | |
| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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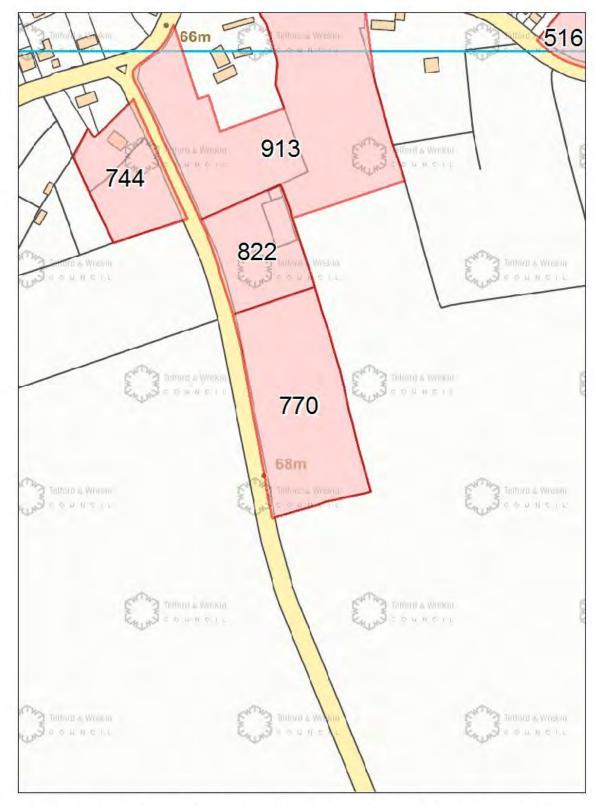
| Site Ref | 770 | Site Name | Land east of, Hay Street, Tibberton |
|-----------|-------------|------------|-------------------------------------|
| Site Size | 1.493 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a site within the open countryside the site is not considered suitable for development. The constraint could be removed by a change in planning policy during a plan review. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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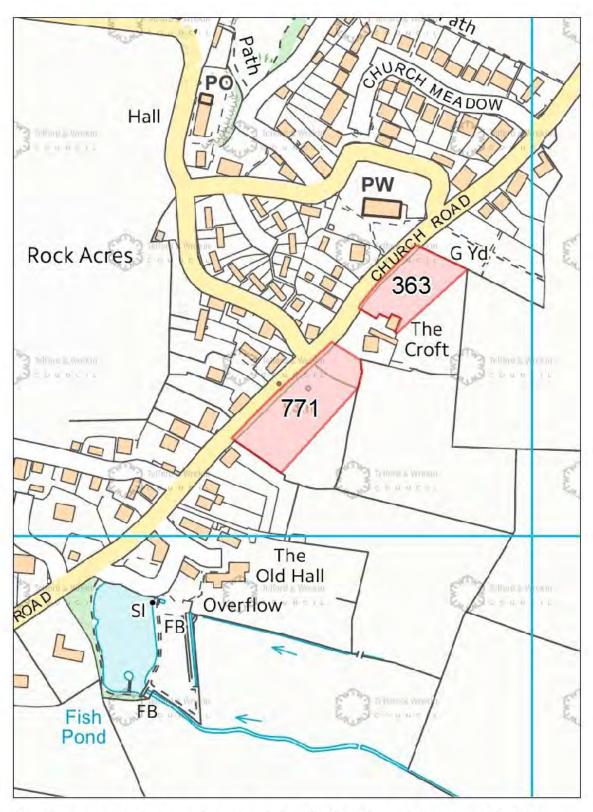
| Site Ref | 771 | Site Name | Land at, Church Road, Lilleshall |
|-----------|-------------|------------|--|
| Site Size | 0.579 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | A recent application for residential development on the site and site 363 (TWC/2014/0532) was refused and dismissed at appeal. |

| Suitability for housing | | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | Suitable rural settlement | | | | | |
| Policy | Residential development in the rural area, strategic landscapes. | | | | | |
| considerations | | | | | | |
| Physical constraints | Electricity pylons | | | | | |
| Potential Impacts | Adjacent listed and local interest buildings. | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | The site is on the edge of a suitable rural settlement, however in this location the plan only allows for small scale infill. Therefore this site does not appear as a suitable site. This was confirmed by the inspector at the recent appeal on the site. | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | | |
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| | | | |
| Achievability | | | |

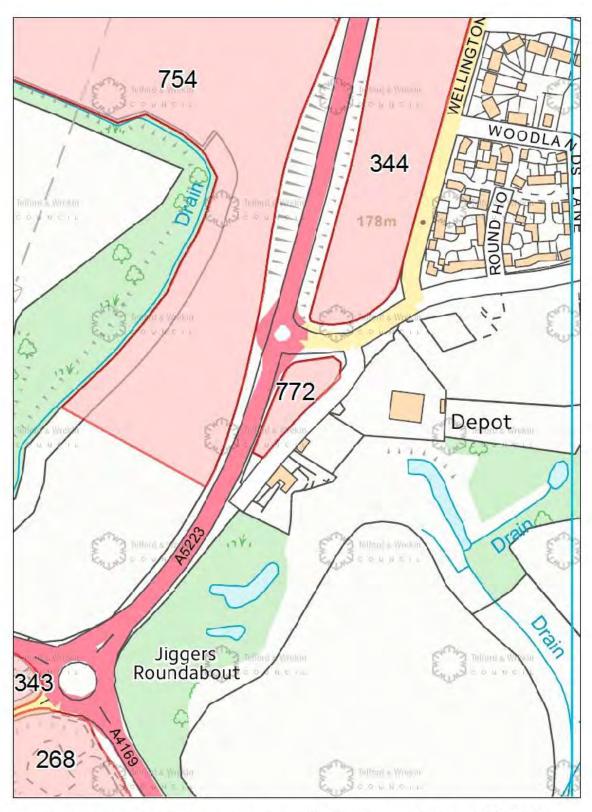
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 772 | Site Name | Land at Wellington Road, Lightmoor |
|-----------|-------------|------------|---|
| Site Size | 0.274 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

| Suitability for I | nousing | | | | | | |
|-------------------|----------------|---------------|---------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | • | | | | | | |
| Physical consti | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impac | cts | | | | | | |
| Overall Suitabi | lity | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| | | | | | | | |
| Estimated site | density and ti | | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



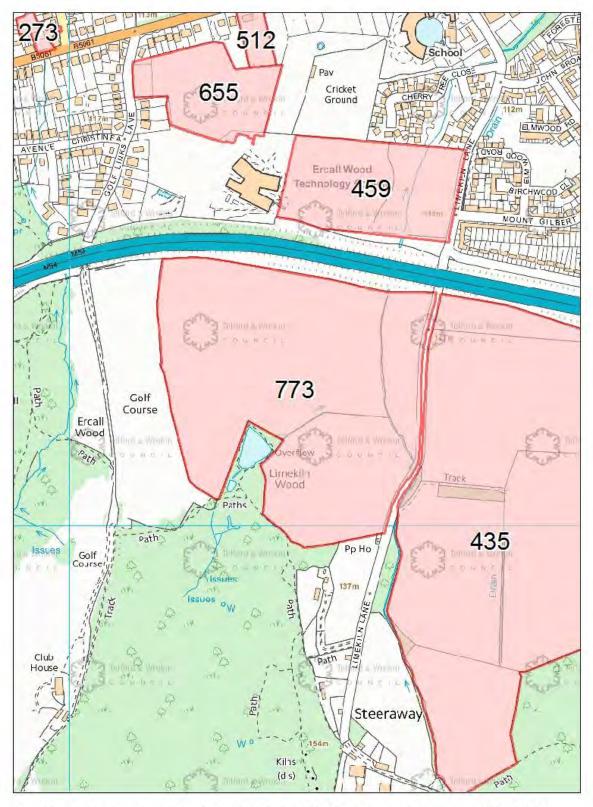
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| Site Ref | 773 | Site Name | Land West of Lawley |
|-----------|--------------|------------|---------------------|
| Site Size | 17.828 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | |

| Suitability for housing | | | | | | | |
|-------------------------|--|--|--|--|--|--|--|
| Location | Open countryside | | | | | | |
| Policy | Open countryside, Mineral safeguarding area, Strategic Landscape | | | | | | |
| considerations | | | | | | | |
| Physical constraints | Adjacent to a AONB, ancient woodland, local wildlife site and local nature | | | | | | |
| | reserve | | | | | | |
| Potential Impacts | | | | | | | |
| Amenity impacts | The site is bounded to the north by the M54 with the potential impact on the | | | | | | |
| | amenity of any residential development. | | | | | | |
| Overall Suitability | As the site is within the open countryside, the site is considered unsuitable. | | | | | | |
| | Within a minerals safeguard area any development may have to consider | | | | | | |
| | prior extraction. Any scheme would need to mitigate the impact upon the | | | | | | |
| | adjacent environmental constraints and the potential impact of from the | | | | | | |
| | adjacent motorway. | | | | | | |
| Suitability | Unsuitable | | | | | | |

| Availability | | |
|----------------|--|--|
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| Achievability | | |

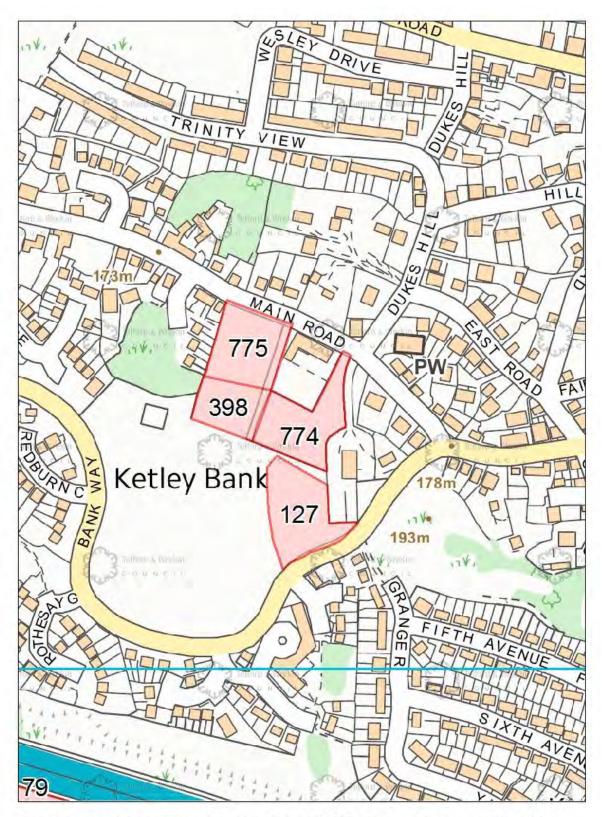
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 774 | Site Name | Playing Fields, Bank Way, Ketley Bank |
|-----------|------------|------------|---|
| Site Size | 0.39 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

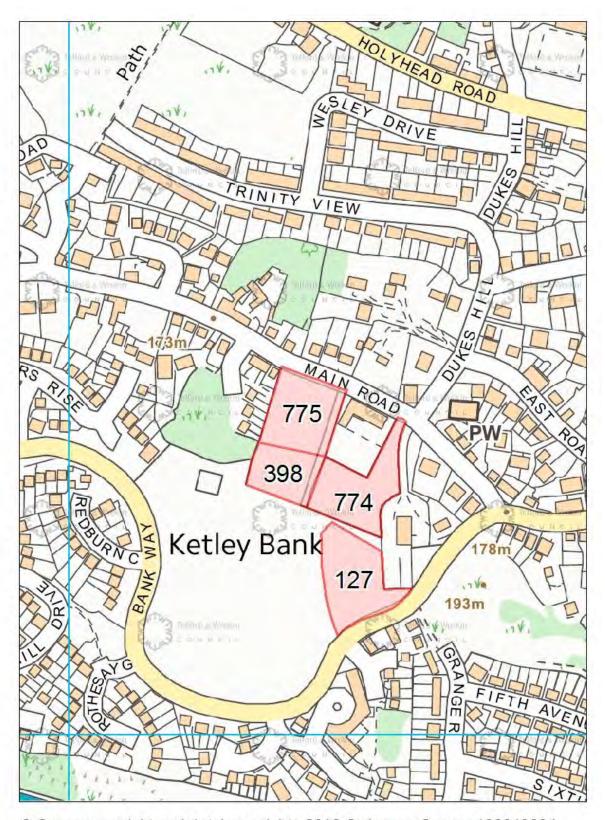
| Suitability for I | nousing | | | | | |
|----------------------|---|---------------|------------|--|------------|---|
| Location | | | | | | |
| Policy | | | | | | |
| considerations | i | | | | | |
| Physical consti | aints | | | | | |
| Potential Impa | cts | | | | | |
| Amenity impac | cts | | | | | |
| Overall Suitabi | lity | | | | | |
| Suitability | | | | | | |
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| Availability | | | | | | |
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| Availability | | | | | | |
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| Fatimated site | | | - I' | | | |
| Estimated site | density and til | | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | 0.5.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | C 10 | | 11 | 1 |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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| Site Ref | 775 | Site Name | Land at Main Road, Ketley Bank |
|-----------|-------------|------------|---|
| Site Size | 0.387 Ha | Settlement | Telford |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

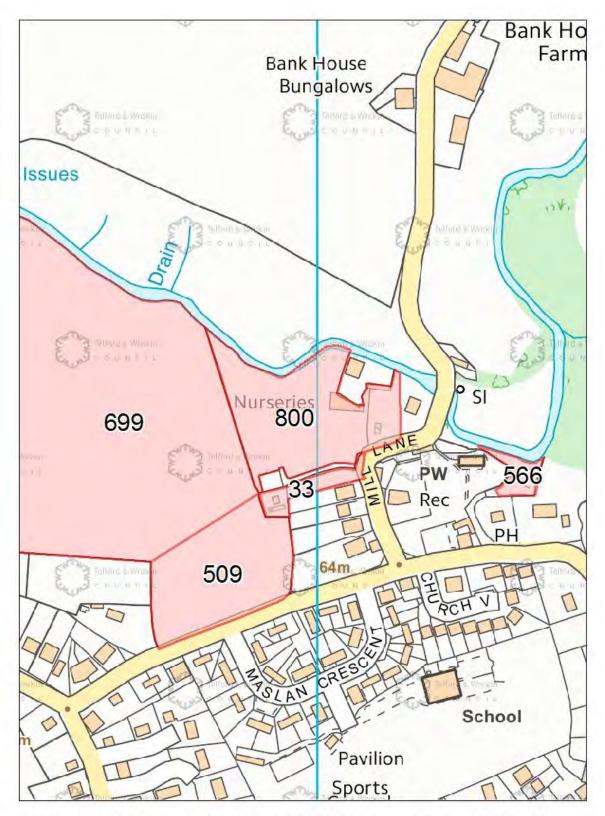
| Suitability for | housing | | | | | | |
|-----------------|----------------|----------------|---------|------|--|------------|---|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for de | elivery | 1 | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | 1 |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 800 | Site Name | Old Mill Nurseries, Tibberton |
|-----------|-------------|------------|---|
| Site Size | 1.222 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | Site now has planning permission reference TWC/2014/1080 for up to 22 dwellings and has therefore not been considered further |

| Suitability for l | housing | | | | | | |
|-------------------|----------------|----------------|---------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | cts | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability | | | | | | | |
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| Availability | | | | | | | |
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| Availability | | | | | | | |
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| Achievability | | | | | | | |
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| Achievability | | | | | | | |
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| ' | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



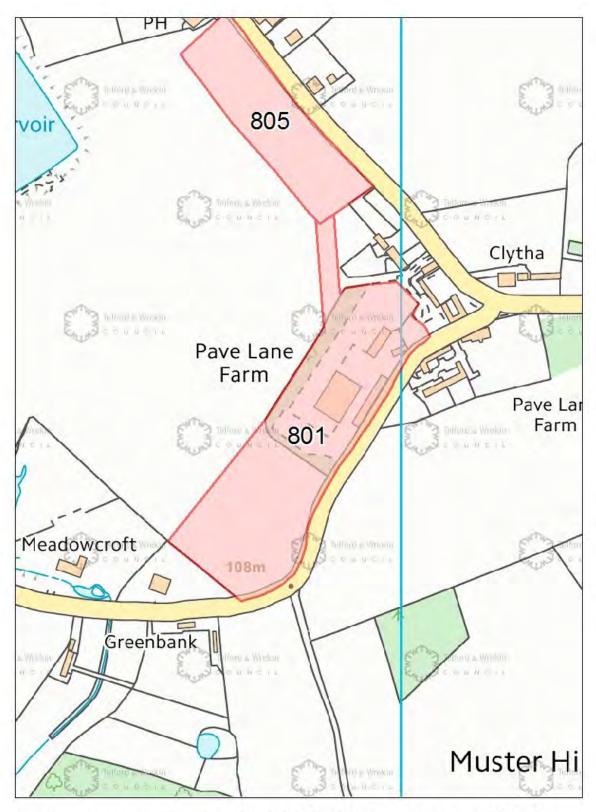
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| Site Ref | 801 | Site Name | Land at Pave Lane Farm Site B |
|-----------|-------------|------------|-------------------------------|
| Site Size | 2.594 Ha | Settlement | Open countryside |
| PDL | GR | Comment | adjacent to Little Wenlock |

| Suitability for housing | |
|-------------------------|--|
| Location | |
| Policy | Open countryside, Mineral safeguarding area. |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | The site is in close proximity to a proposed sand and gravel quarry that could |
| | impact upon the amenity of any neighbours, if approved. |
| Overall Suitability | As the site is within an unsuitable rural settlement, the site is considered |
| | unsuitable. Within a minerals safeguard area any development may have to |
| | consider prior extraction. |
| Suitability | Unsuitable |

| Availability |
|---------------|
| |
| Availability |
| |
| |
| Achievability |
| |
| Achievability |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | | | | |



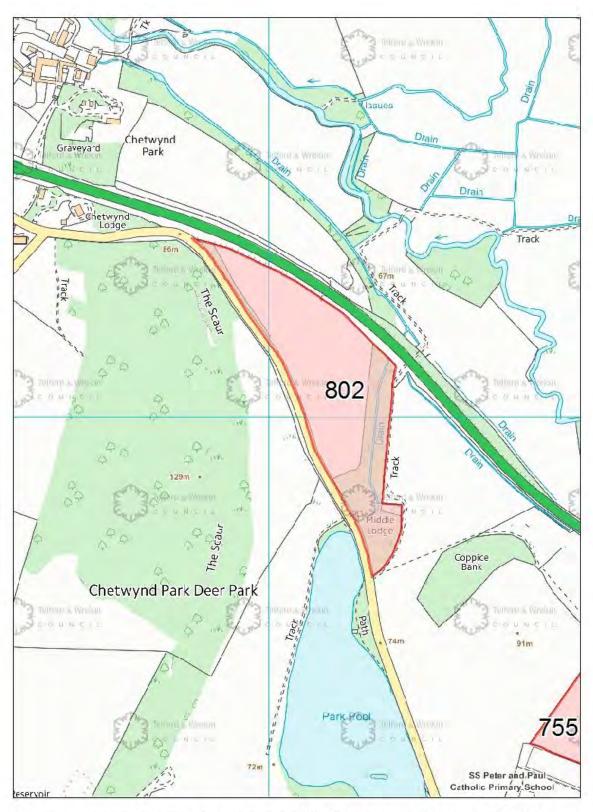
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| Site Ref | 802 | Site Name | Land between Chetwynd Road and A41 |
|-----------|-------------|------------|------------------------------------|
| Site Size | 6.905 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Mineral safeguarding area, Historic park and garden |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is within an unsuitable rural settlement, the site is considered unsuitable. Within a minerals safeguard area any development may have to consider prior extraction. Any scheme would have to preserve and enhance the historic park and garden. |
| Suitability | Unsuitable |

| vailability |
|--------------|
| |
| vailability |
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| chievability |
| |
| chievability |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable area (%) | | Net site area | | | | | | |
| . , | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 804 | Site Name | Land adjacent to Quainbury House, Allscott |
|-----------|-------------|------------|--|
| Site Size | 0.826 Ha | Settlement | Rural settlement |
| PDL | GR | Comment | Allscott |

| Suitability for housing | |
|-------------------------|---|
| Location | Unnamed rural settlement |
| Policy | Open countryside, minerals safeguarding areas |
| considerations | |
| Physical constraints | Adjacent Local interest and listed buildings |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As the site is within an unsuitable rural settlement, the site is considered unsuitable. Any scheme would need to mitigate the impact on the protected trees. |
| Suitability | Unsuitable |

| Availability | | |
|--------------|--|--|
| | | |
| Availability | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|---------------|--|--------|------|--|--|------------|--|
| Developable | Net site area | | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | wellings) | | | | | | | |
| Comment | | | | | | | | |



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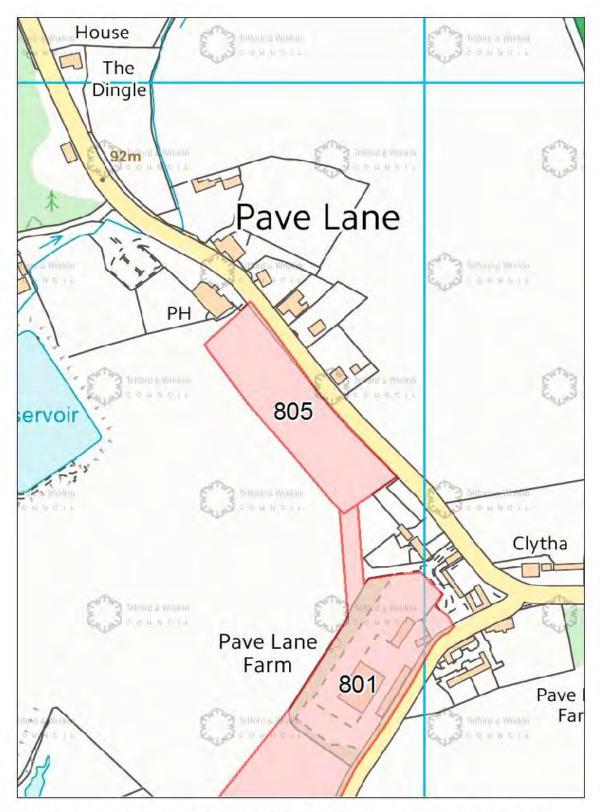
| Site Ref | 805 | Site Name | Land at Pave Lane Farm Site A |
|-----------|-------------|------------|-------------------------------|
| Site Size | 1.069 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Pave Lane |

| Suitability for housing | |
|-------------------------|--|
| Location | Adjacent to an unsuitable rural settlement |
| Policy | Open countryside |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | The site is in close proximity to a proposed sand and gravel quarry that could |
| | impact upon the amenity of any neighbours, if approved. |
| Overall Suitability | As the site is located outside any named rural settlement. Policy review |
| | required to make this site suitable. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |
| | | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



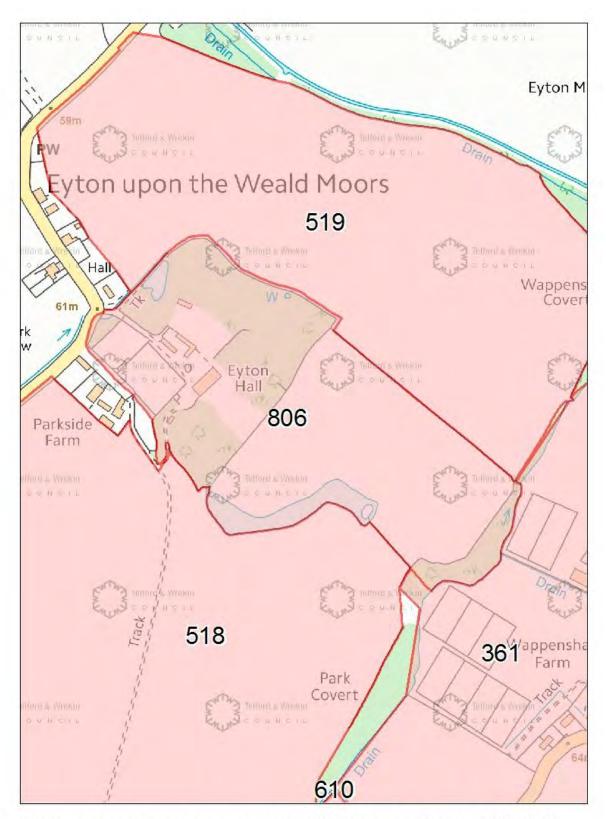
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| Site Ref | 806 | Site Name | Land at Eyton Hall, Eyton Upon the Weald Moors |
|-----------|--------------|------------|--|
| Site Size | 11.293 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Near Eyton |

| Suitability for housing | |
|-------------------------|---|
| Location | |
| Policy | Open Countryside, minerals safeguarding area |
| considerations | |
| Physical constraints | Listed building on site. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Within a minerals safeguard area any development may have to consider prior extraction. Any scheme would need to mitigate the impact of development on the Listed Building. As the site is in open countryside outside a named rural settlement in the Local Plan, the site is considered unsuitable. |
| Suitability | Unsuitable |

| vailability | Availability |
|--------------|---------------|
| | |
| vailability | Availability |
| | |
| | |
| chievability | Achievability |
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| chievability | Achievability |

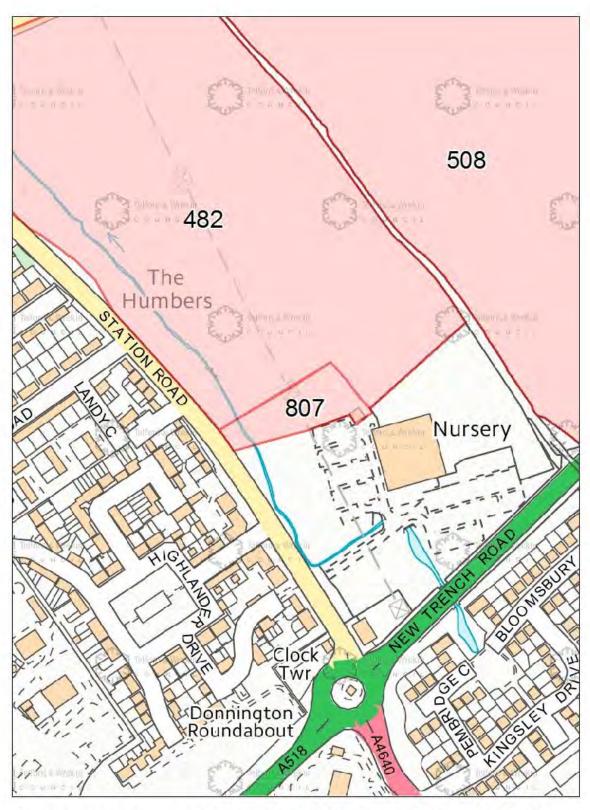
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|---------|------|--|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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| Site Ref | 807 | Site Name | Greenfields Farm Shop |
|-----------|-------|------------|---|
| | | | |
| Site Size | 0.449 | Settlement | Telford |
| | На | | |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha |

| - | | | | | | |
|-------------------|----------------|---------------|------------|---|------------|--|
| Suitability for I | nousing | | | | | |
| Location | | | | | | |
| Policy | | | | | | |
| considerations | 3 | | | | | |
| Physical consti | raints | | | | | |
| Potential Impa | icts | | | | | |
| Amenity impac | cts | | | | | |
| Overall Suitabi | lity | | | | | |
| Suitability | | | | | | |
| | | | | | | |
| - | | | | | | |
| Availability | | | | | | |
| | | | | | | |
| Availability | | | | | | |
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| Achievability | | | | | | |
| | | | | | | |
| Achievability | | | | | | |
| | | | | | | |
| | | | | | | |
| Estimated site | density and ti | | elivery | | | |
| Developable | | Net site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 5 | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



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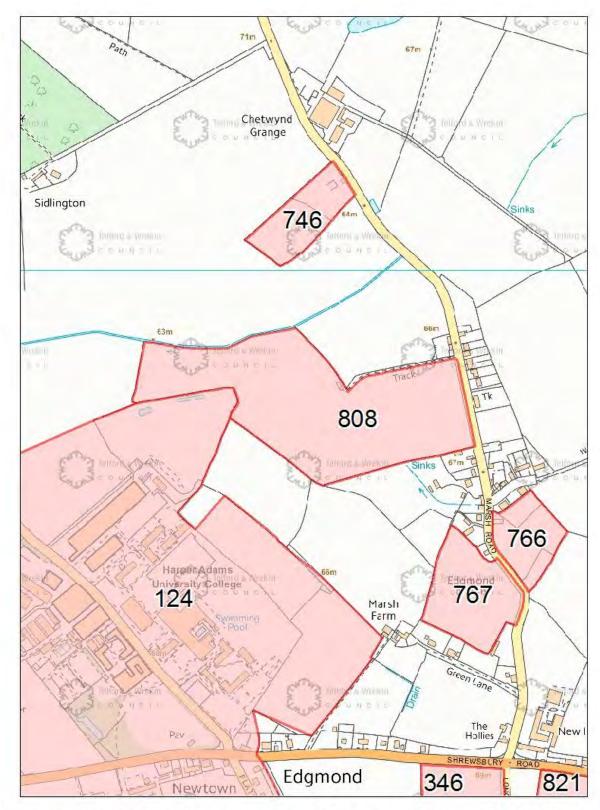
| Site Ref | 808 | Site Name | Marsh Road, Edgmond |
|-----------|-------------|------------|-----------------------|
| Site Size | 8.776 Ha | Settlement | Open countryside |
| PDL | GR | Comment | West of Edgmond Marsh |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside, Mineral safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Located within a minerals safeguarding area any development may have to consider prior extraction. As the site is within an unsuitable rural settlement, the site is considered unsuitable. |
| Suitability | Unsuitable |

| Availability | | | |
|--------------|--|--|--|
| | | | |
| Availability | | | |

| Achievability | | |
|---------------|--|--|
| | | |
| Achievability | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



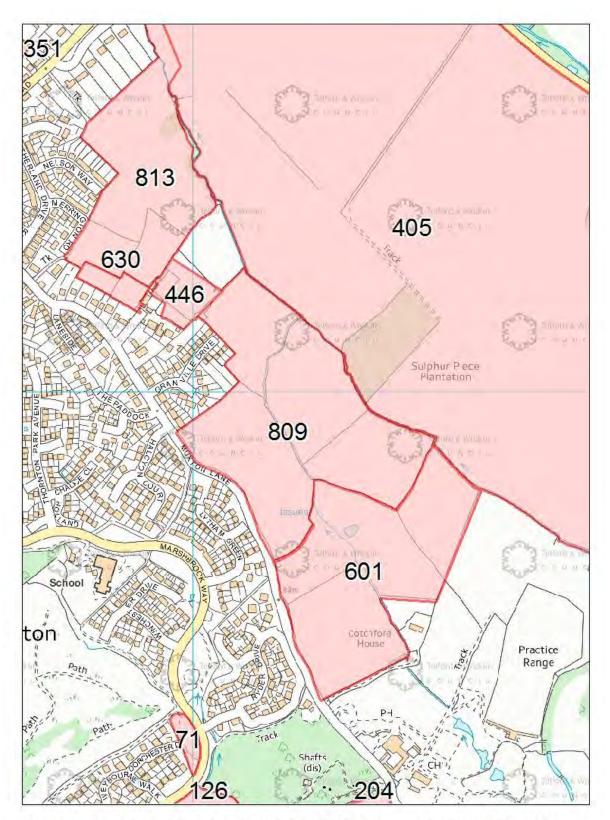
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| Site Ref | 809 | Site Name | Land off Muxton Lane |
|-----------|--------------|------------|----------------------|
| Site Size | 10.431 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|---|
| Location | Open Countryside |
| Policy | Open Countryside, strategic landscape, Minerals safeguarding area |
| considerations | |
| Physical constraints | TPO |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The constraint could only be removed by a change in planning policy during a plan review. Any scheme would need to mitigate the impact on the strategic landscape and the protected trees. Within a minerals safeguard area any development may have to consider prior extraction. As a site within the open countryside the site is not considered suitable for development. |
| Suitability | Unsuitable |

| Availability | | |
|---------------|--|--|
| | | |
| Availability | | |
| · | | |
| | | |
| Achievability | | |
| | | |
| Achievahility | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|---------------|--|--------|------|---|---|------------|---|
| Developable | Net site area | | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | • | • | | _ |



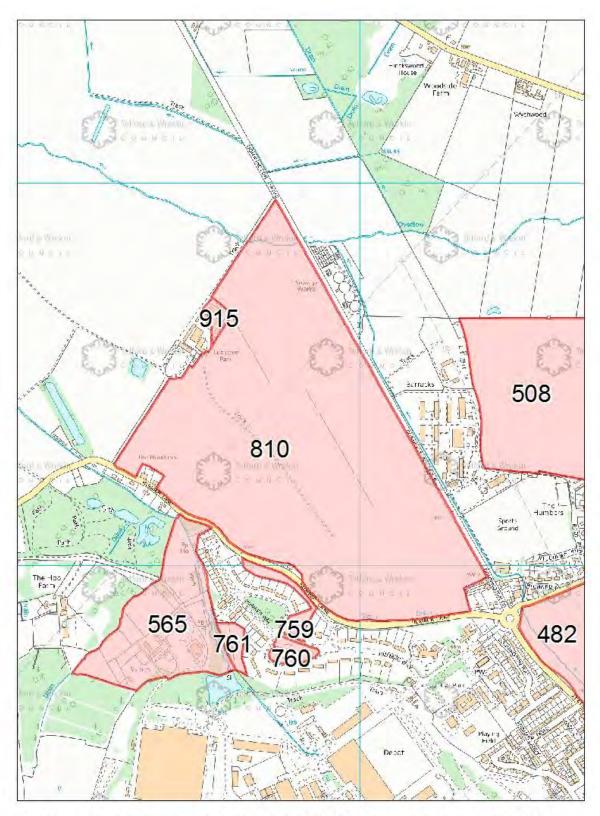
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| Site Ref | 810 | Site Name | Land to the North of The Humbers, Donnington |
|-----------|--------------|------------|--|
| Site Size | 50.452 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | |

| Suitability for housing | 3 |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open countryside, Strategic Landscape Area, Mineral Safeguarding Area |
| considerations | |
| Physical constraints | Flood zones cover part of the site. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The constraint could be removed by a change in planning policy during a plan review. Any scheme would need to mitigate the impact on the strategic landscape and the flood zones. Within a minerals safeguarding area any development may have to consider prior extraction. As a site within the open countryside the site is not considered suitable for development. |
| Suitability | Unsuitable |

| Availability |
|---------------|
| |
| Availability |
| |
| |
| Achievability |
| |
| Achievability |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|---------------|--|--------|------|---|---|------------|---|
| Developable | Net site area | | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | • | • | • | | _ |



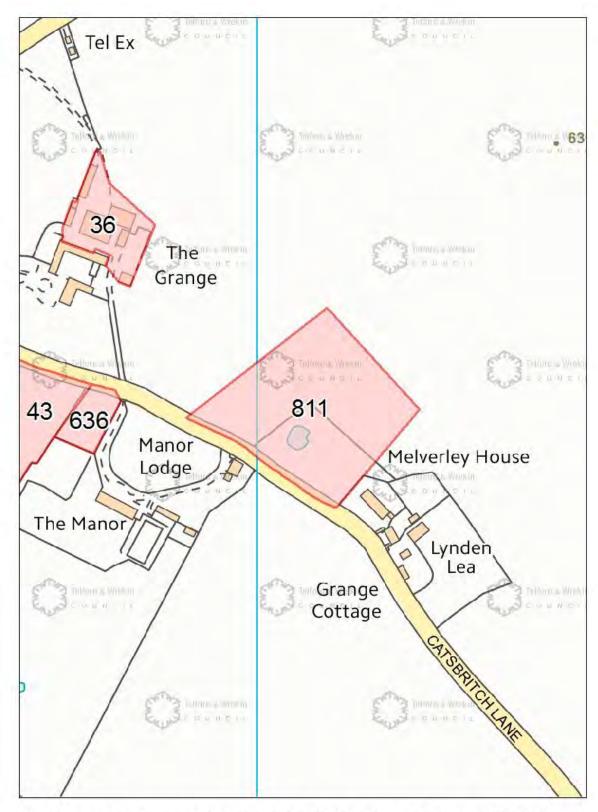
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| Site Ref | 811 | Site Name | Land to the North of the Manor, Waters Upton |
|-----------|-------------|------------|--|
| Site Size | 1.764 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Open Countryside |
| Policy | Open countryside, Mineral safeguard area |
| considerations | |
| Physical constraints | TPO's on the site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | The constraint could be removed by a change in planning policy during a plan review. Any scheme would need to mitigate the impact on the protected trees. Within a minerals safeguard area any development may have to consider prior extraction. As a site within the open countryside the site is not considered suitable for development. |
| Suitability | Unsuitable |

| Availability | |
|-----------------|--|
| | |
| Availability | |
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| A shi ayahility | |
| Achievability | |
| Achiovahility | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|---------------|--|--------|------|--|--|------------|--|
| Developable | Net site area | | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



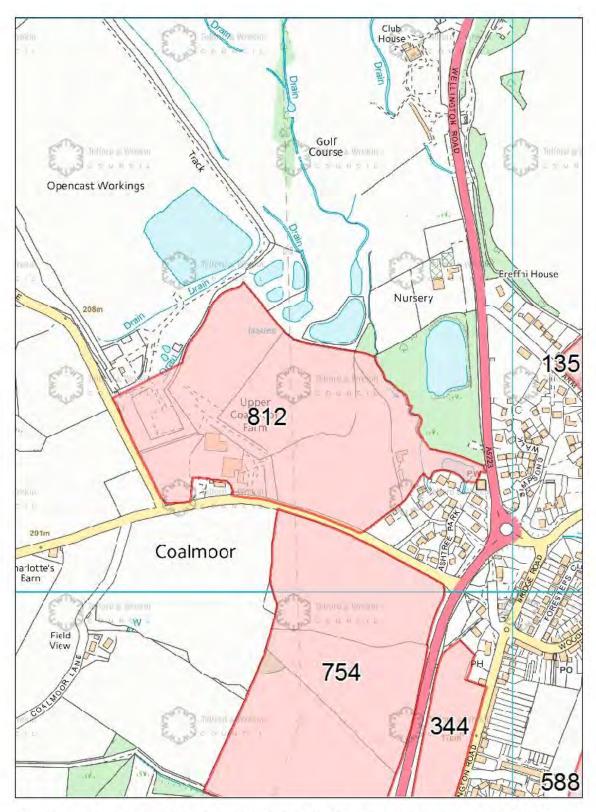
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| Site Ref | 812 | Site Name | Land at Upper Coalmoor Farm |
|-----------|--------|------------|--------------------------------------|
| | | | |
| Site Size | 14.214 | Settlement | Open countryside adjacent to Telford |
| | На | | |
| PDL | BR | Comment | |

| Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|
| Location | Open countryside | | | | |
| Policy | Open countryside, mineral safeguard area. | | | | |
| considerations | | | | | |
| Physical constraints | Mineshaft on site. Existing buildings and business on site may lead to | | | | |
| | contamination on the site. | | | | |
| Potential Impacts | Adjacent listed buildings and local interest buildings | | | | |
| Amenity impacts | | | | | |
| Overall Suitability | Within a minerals safeguard area any development may have to consider | | | | |
| | prior extraction. As a site within the open countryside the site is not | | | | |
| | considered suitable for development. The constraint could be removed by a | | | | |
| | change in planning policy during a plan review. | | | | |
| Suitability | Unsuitable | | | | |

| vailability | Availability |
|--------------|---------------|
| | |
| vailability | Availability |
| | |
| | |
| chievability | Achievability |
| | |
| chievability | Achievability |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | • | | | | | |



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| Site Ref | 813 | Site Name | Land to south of Wellington Road, Muxton |
|-----------|-------------|------------|--|
| Site Size | 6.135 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | adjacent to Telford urban area |

| Suitability for housing | |
|-------------------------|---|
| Location | Open Countryside |
| Policy | Open Countryside, Strategic landscape adjacent to the site, mineral safeguard |
| considerations | area. |
| Physical constraints | TPO on site, Mineshaft on the site |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Any scheme would need to take into account the TPO and mineshafts on the site. Within a minerals safeguard area any development may have to consider prior extraction. As a site within the open countryside the site is not considered suitable for development. The constraint could only be removed by a change in planning policy during a plan review. |
| Suitability | Unsuitable |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



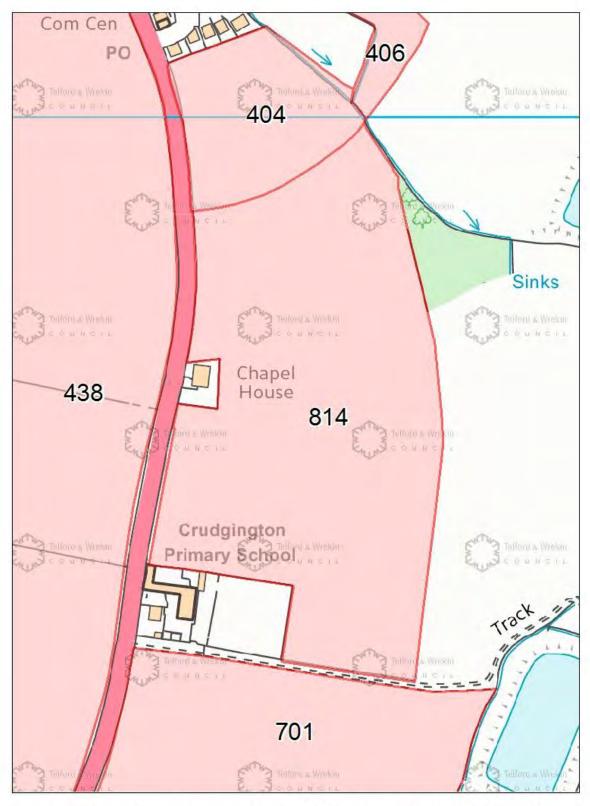
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| Site Ref | 814 | Site Name | Land North of Crudgington Primary School |
|-----------|-------------|------------|--|
| Site Size | 8.412 Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open countryside, mineral safeguard area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Within a minerals safeguard area any development may have to consider prior extraction. As a site within the open countryside, disconnected from the edge of the nearest settlements, the site is not considered suitable for development. The constraint could only be removed by a change in planning policy during a plan review. |
| Suitability | Unsuitable |

| Availability | |
|---------------|---|
| | |
| Availability | |
| | _ |
| | |
| Achievability | |
| | |
| Achievability | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|---|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | • | • | | | |



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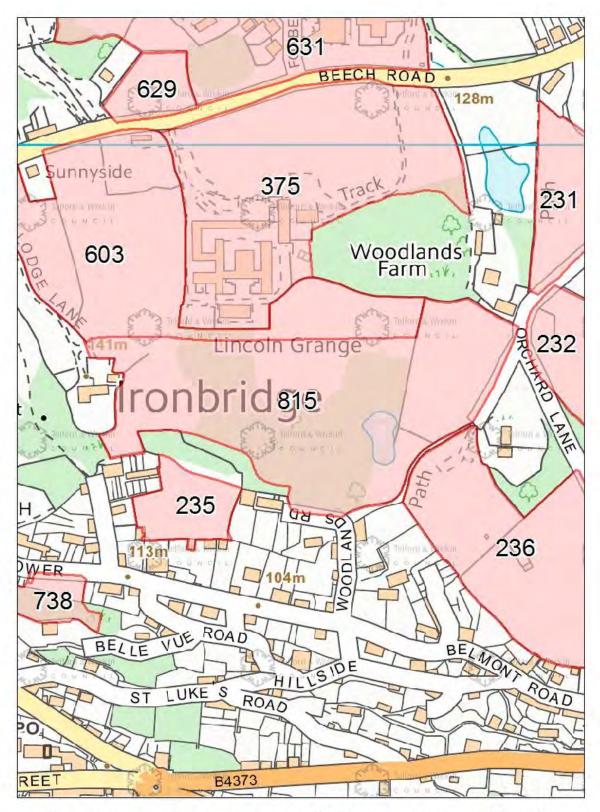
| Site Ref | 815 | Site Name | Land to the south of Beeches Hospital |
|-----------|-------------|------------|---------------------------------------|
| Site Size | 3.398 Ha | Settlement | Telford |
| PDL | GR | Comment | |

| Suitability for housing | |
|-------------------------|--|
| Location | Telford urban area |
| Policy | Green Network. |
| considerations | |
| Physical constraints | Adjacent to an area of instability |
| Potential Impacts | Adjacent to the World Heritage Site, a large portion of the site is classed as a |
| | wildlife site. |
| Amenity impacts | |
| Overall Suitability | As a wildlife site protected by green network too, the site is not considered |
| | suitable for development. |
| Suitability Score | Unsuitable |

| Availability | | |
|--------------------|--|--|
| | | |
| Availability Score | | |

| Achievability | | | |
|---------------------|--|---|--|
| | | | |
| Achievability Score | | _ | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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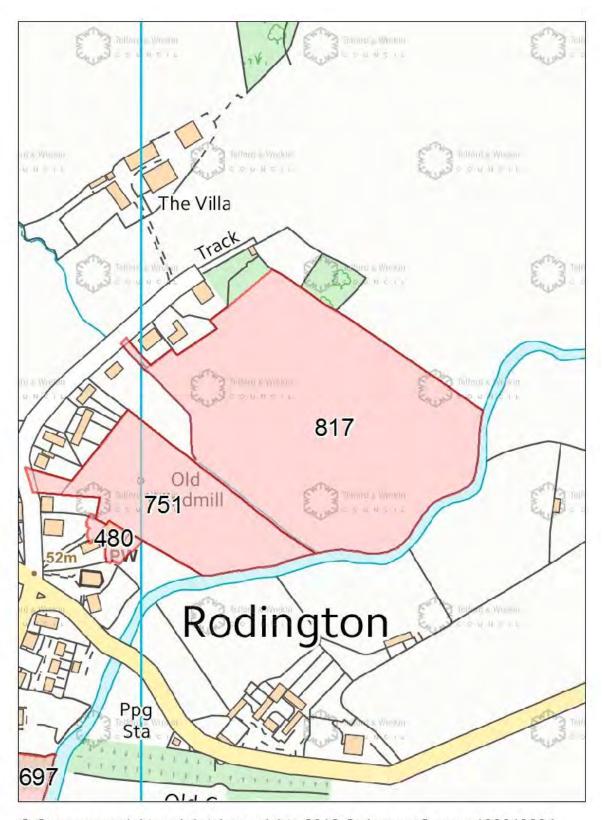
| Site Ref | 817 | Site Name | Land to the north of Rodington |
|-----------|---------|------------|--------------------------------|
| Site Size | 4.332Ha | Settlement | Open countryside |
| PDL | GR | Comment | North of Rodington |

| Suitability for housing | |
|-------------------------|---|
| Location | |
| Policy | Open countryside, Mineral safeguarding area |
| considerations | |
| Physical constraints | Flood zones 2 and 3 cross the site. |
| Potential Impacts | Several listed buildings are adjacent to the site. |
| Amenity impacts | |
| Overall Suitability | The site is further hampered by the flood zones that would need to be mitigated, along with any impact on the adjacent listed buildings. Within a minerals safeguard area any development may have to consider prior extraction. As the site is within an unsuitable rural settlement, the site is considered unsuitable. |
| Suitability Score | Unsuitable |

| Availability | |
|--------------------|--|
| | |
| Availability Score | |
| | |

| Achievability | | |
|---------------------|--|--|
| | | |
| Achievability Score | | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|-----|--|--|------------|---|
| Developable area (%) | | Net site area | | | | | | |
| . , | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ars | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | · | | | | | <u> </u> | · |

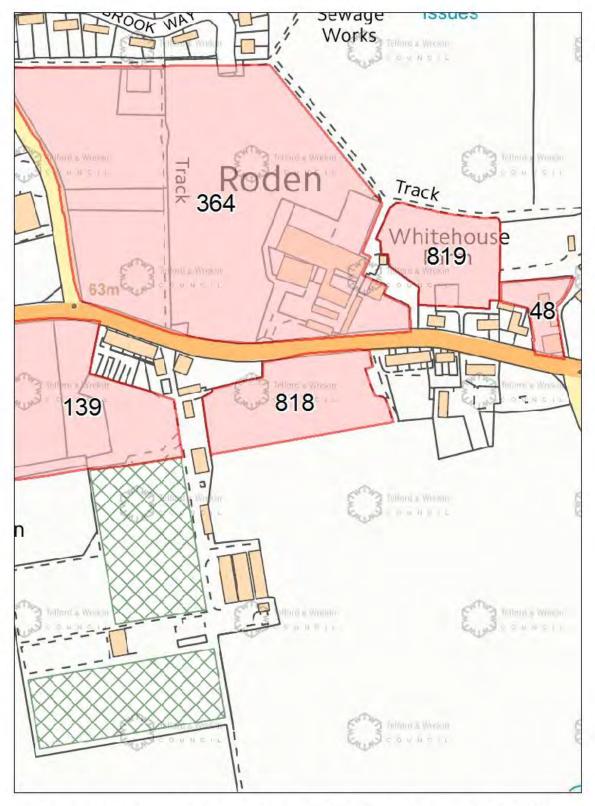


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| Site Ref | 818 | Site Name | Land South of B5062, Roden |
|-----------|---------|------------|--|
| Site Size | 0.995Ha | Settlement | Open countryside |
| PDL | GR | Comment | Adjoins housing and commercial uses in Roden |

| Suitability for housing | |
|-------------------------|--|
| Location | |
| Policy | Open countryside, mineral safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Within a minerals safeguarding area any development may have to consider |
| | prior extraction. As the site is within an unsuitable rural settlement, the site is considered unsuitable. |
| Suitability Score | Unsuitable |
| | |
| | |
| Availability | |
| | |
| Availability Score | |
| | |
| | |
| Achievability | |
| | |
| Achievability Score | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|---|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | • | | |



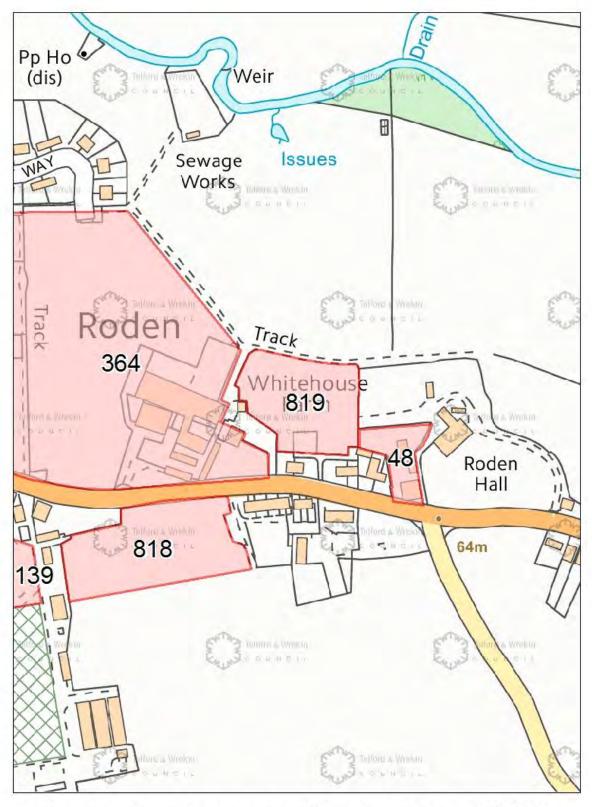
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| Site Ref | 819 | Site Name | Land North of B5062, Roden |
|-----------|-------|------------|---|
| Site Size | 3.844 | Settlement | Open countryside |
| PDL | GR | Comment | Adjacent housing and employment uses in Roden |

| Suitability for housing | } |
|-------------------------|--|
| Location | |
| Policy | Open countryside, mineral safeguarding area |
| considerations | |
| Physical constraints | |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | Within a minerals safeguard area any development may have to consider prior extraction. As the site is located just outside a table rural settlement, the site is considered unsuitable. |
| Suitability Score | Unsuitable |

| Availability | |
|---------------------|--|
| | |
| Availability Score | |
| | |
| | |
| Achievability | |
| | |
| Achievability Score | |

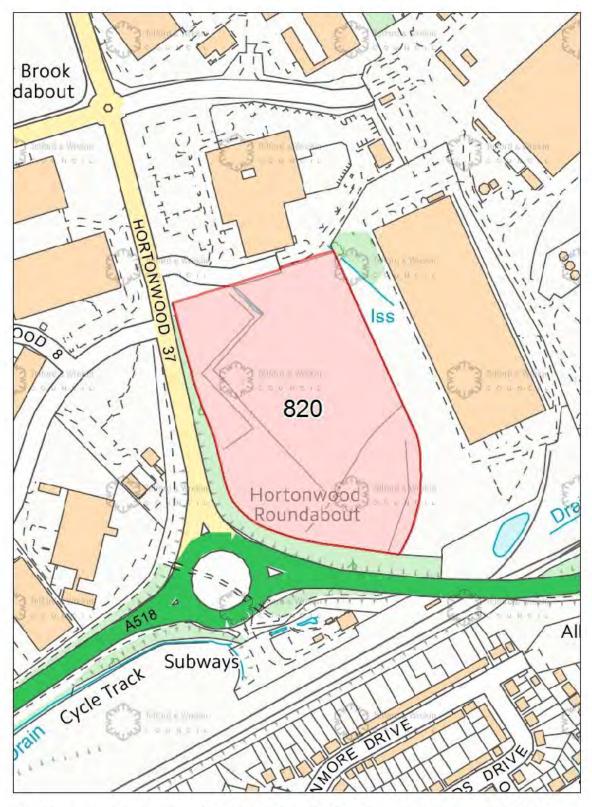
| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|---|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | • | | |



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| Site Ref | 820 | Site Name | Land North of A518, Hortonwood |
|-----------|---------|------------|---|
| Site Size | 3.844Ha | Settlement | Telford |
| PDL | GR | Comment | Site has permission under application TWC/2014/0054 for warehouse and office purposes as part of the MOD logistics depot. It has therefore not been assessed further. |

| Suitability for l | housing | | | | | | |
|-------------------|----------------|----------------|----------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | icts | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitabi | ility | | | | | | |
| Suitability Sco | re | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Availability | | | | | | | |
| | | | | | | | |
| Availability Sco | ore | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| Achievability S | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | irs | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



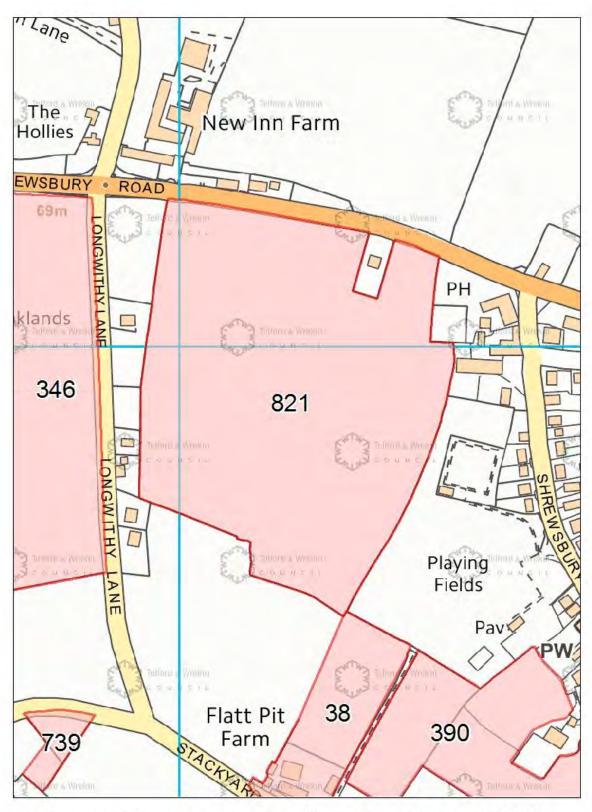
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| Site Ref | 821 | Site Name | Land off Shrewsbury Road, Edgmond |
|-----------|---------|------------|-----------------------------------|
| Site Size | 7.141Ha | Settlement | Open countryside |
| PDL | GR | Comment | Land close to Edgmond vilage |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Open Countryside | | | | | |
| Policy | Open countryside, mineral safeguarding area | | | | | |
| considerations | | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | Within a minerals safeguard area any development may have to consider prior extraction. As a greenfield site in the open countryside, the site is not considered suitable. | | | | | |
| Suitability Score | Unsuitable | | | | | |

| Availability | |
|---|--|
| | |
| Availability Score | |
| | |
| A 1 . 1 . 1 . 1 . 1 . 1 . 1 . 1 . 1 . 1 | |
| Achievability | |
| | |
| Achievability Score | |

| Estimated site density and timeframe for delivery | | | | | | | |
|---|-----------|---------------|--------|------|---|------------|--|
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | • | | |

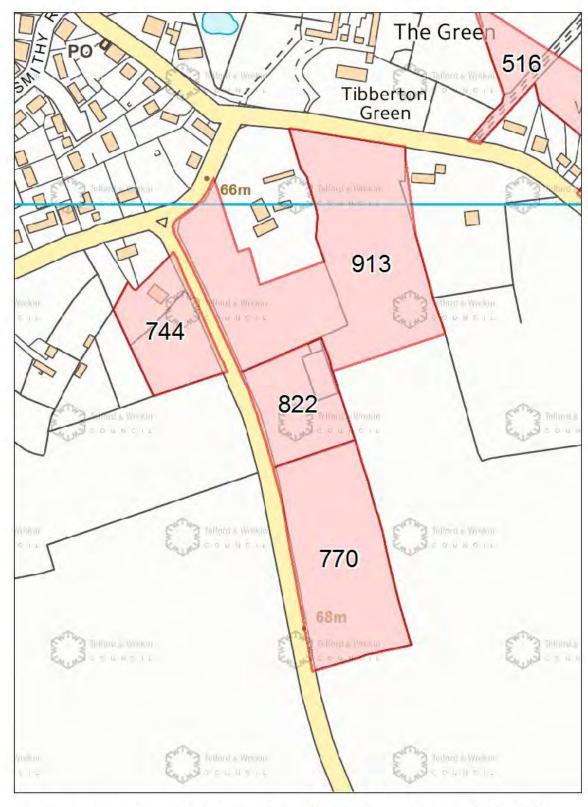


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| Site Ref | 822 | Site Name | Land Off Hay Street, Tibberton |
|-----------|---------|------------|--------------------------------|
| Site Size | 0.683Ha | Settlement | Open countryside |
| PDL | GR | Comment | |

| Suitability for | housing | | | | | | | | | |
|----------------------|------------------|--|------------|--|------------|---|--|--|--|--|
| Location | | Countryside | | | | | | | | |
| Policy | | | | | | | | | | |
| consideration | S | | | | | | | | | |
| Physical const | raints | | | | | | | | | |
| Potential Impa | acts | | | | | | | | | |
| Amenity impa | cts | | | | | | | | | |
| Overall Suitab | | As an isolated greenfield site in the open countryside, the site is not considered suitable. | | | | | | | | |
| Suitability Sco | re Unsu | itable | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | , | | | | |
| Availability | | | | | | | | | | |
| | | | | | | | | | | |
| Availability Sc | ore | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Achievability | | | | | | | | | | |
| A - 1-1 1-11-1 | C | 1 | | | | | | | | |
| Achievability | Score | | | | | | | | | |
| | | | | | | | | | | |
| Fating at a dista | | | - It | | | | | | | |
| | e density and ti | meframe for d | elivery | | | | | | | |
| Developable area (%) | | Net site area | | | | | | | | |
| Density(dph) | | | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 years | | 11 years + | | | | | |
| (dwellings) | 0-3 years | | 0-10 years | | 11 years + | | | | | |
| (uweilings) | | | | | | | | | | |

Comment



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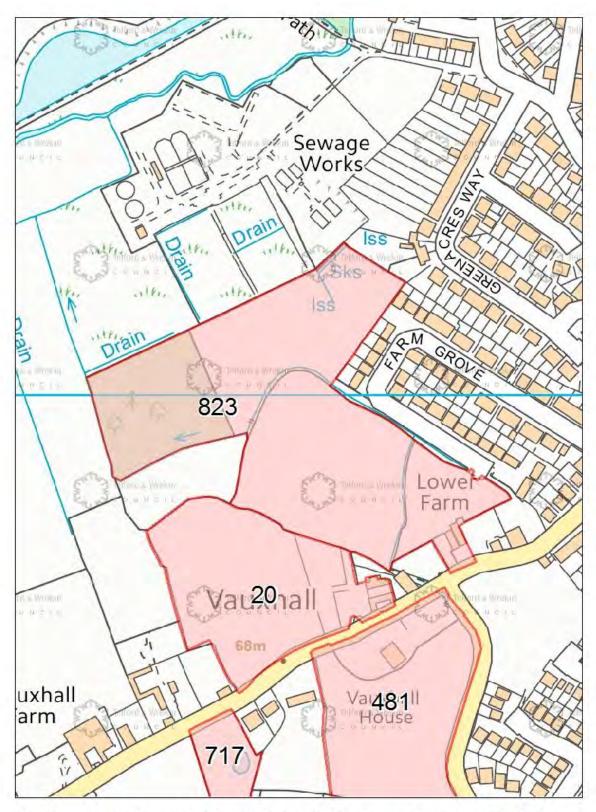
| Site Ref | 823 | Site Name | Land off Longford Road, Newport |
|-----------|-------------|------------|---------------------------------|
| Site Size | 4.765 Ha | Settlement | Open Countryside |
| PDL | GR | Comment | Land west of Newport |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Open countryside | | | | | |
| Policy | Open Countryside, mineral safeguarding area. | | | | | |
| considerations | | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | Sewage works north of the site | | | | | |
| Overall Suitability | Within a minerals safeguard area any development may have to consider prior extraction. As a greenfield site within the open countryside, the site is not considered suitable. | | | | | |
| Suitability Score | Unsuitable | | | | | |

| Availability | | | |
|--------------------|--|--|--|
| | | | |
| Availability Score | | | |

| Achievability | | |
|---------------------|--|---|
| | | |
| Achievability Score | | _ |

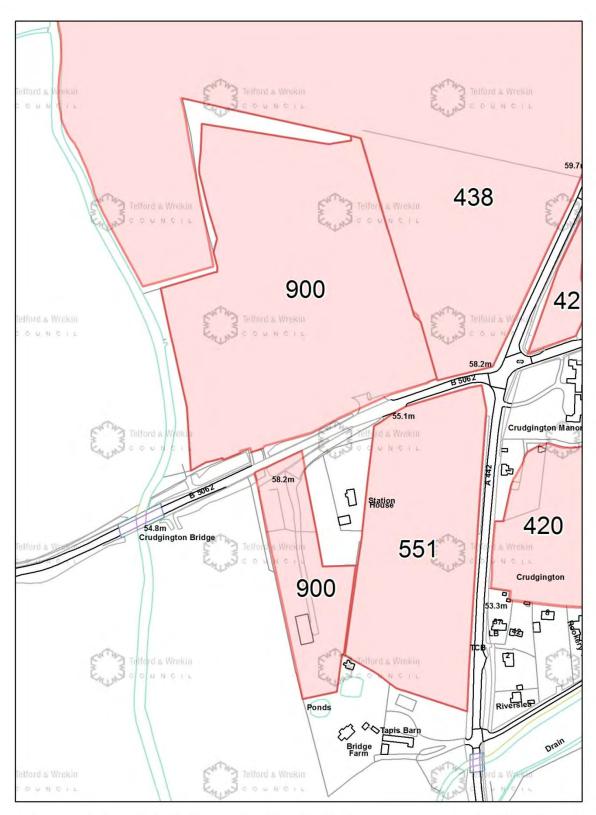
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 900 | Site Name | Land at Crudgington |
|-----------|---------|------------|---|
| Site Size | 6.611Ha | Settlement | Rural settlement |
| PDL | BR | Comment | Site has permission under application TWC/2015/0157 for 111 dwellings, commercial units and associated amenity space (approved November 2015). It has therefore not been assessed further |

| Suitability for I | housing | | | | | |
|----------------------|-----------------|----------------|-----------|---|------------|--|
| Location | liousing | | | | | |
| | | | | | | |
| Policy | | | | | | |
| considerations | | | | | | |
| Physical consti | | | | | | |
| Potential Impa | icts | | | | | |
| Amenity impac | cts | | | | | |
| Overall Suitabi | ility | | | | | |
| Suitability Scor | re | | | | | |
| | | | | | | |
| | | | | | | |
| Availability | | | | | | |
| , and the same of | | | | | | |
| Availability Sco | ore | | | | | |
| , transition of cost | | | | | | |
| | | | | | | |
| Achievability | | | | | | |
| | | | | | | |
| Achievability S | Score | | | | | |
| , tomorability | | | | | | |
| | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | |
| Developable | acrisity and th | Net site area | envery | | | |
| • | | ivet site area | | | | |
| area (%) | | | | | | |
| Density(dph) | | | | | | |
| Timeframe | 0-5 years | | 6-10 year | S | 11 years + | |
| (dwellings) | | | | | | |
| Comment | | | | | | |



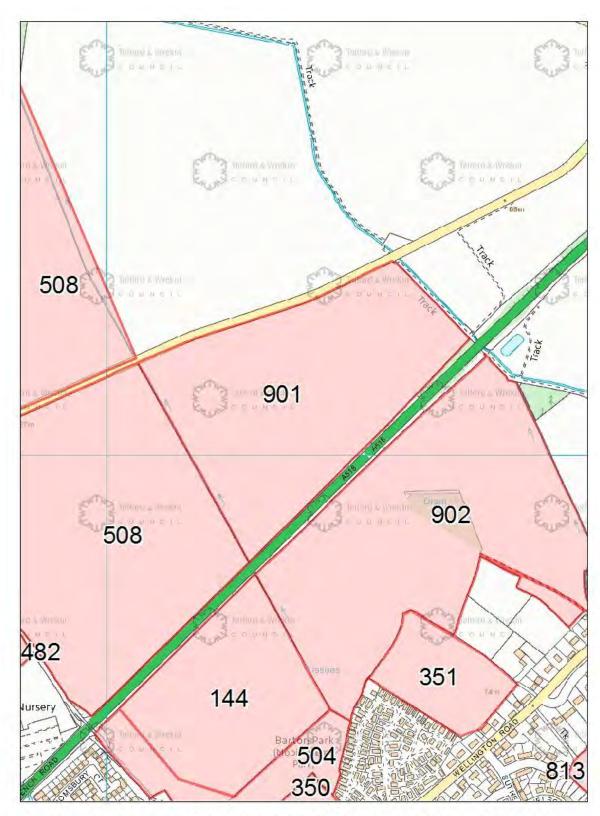
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| Site Ref | 901 | Site Name | Land North of A518, Donnington, Telford |
|-----------|---------|------------|---|
| Site Size | 14.65Ha | Settlement | Open Countryside |
| PDL | GR | Comment | Land east of Telford. |

| Suitability for housing | |
|-------------------------|--|
| Location | Open countryside |
| Policy | Open Countryside |
| considerations | |
| Physical constraints | Part of the site is covered by flood zone 2. |
| Potential Impacts | |
| Amenity impacts | |
| Overall Suitability | As a greenfield site within the open countryside. The site is not considered suitable. |
| Suitability Score | Unsuitable |

| Availability | |
|---------------------|--|
| | |
| Availability Score | |
| | |
| | |
| Achievability | |
| | |
| Achievability Score | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------------|------|--|--|------------|--|
| Developable | | Net site area | Net site area | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



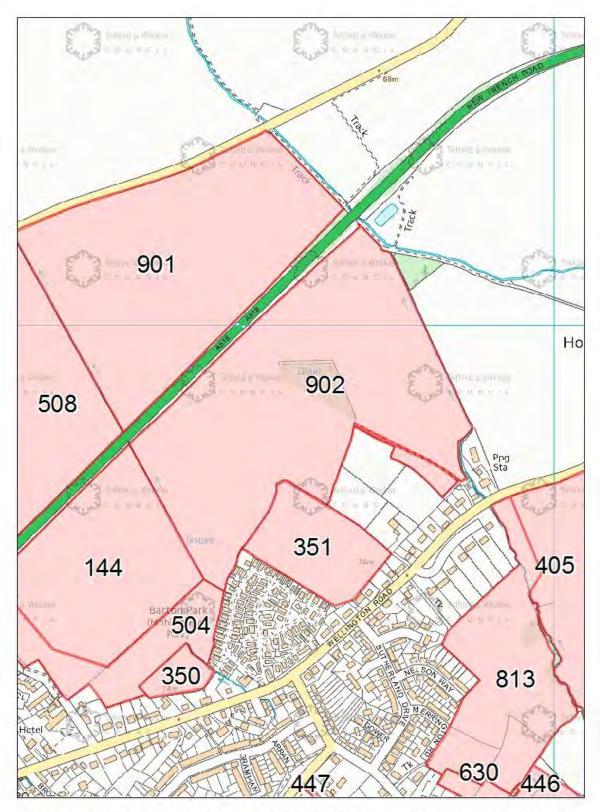
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| Site Ref | 902 | Site Name | Land South of A518, Donnington, Telford |
|-----------|----------|------------|--|
| Site Size | 17.564Ha | Settlement | Open Countryside |
| PDL | GR | Comment | Within the open countryside east of Telford. |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|--|--|--|--|--|--|
| Location | Open countryside | | | | | |
| Policy | Open Countryside; site adjoins the Lilleshall Strategic Landscape | | | | | |
| considerations | | | | | | |
| Physical constraints | Part of the site is covered by flood zones 2 and 3 | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | As a greenfield site within the open countryside. The site is not considered | | | | | |
| | suitable. | | | | | |
| Suitability Score | Unsuitable | | | | | |

| Availability | |
|---|--|
| | |
| Availability Score | |
| | |
| A 1 . 1 . 1 . 1 . 1 . 1 . 1 . 1 . 1 . 1 | |
| Achievability | |
| | |
| Achievability Score | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



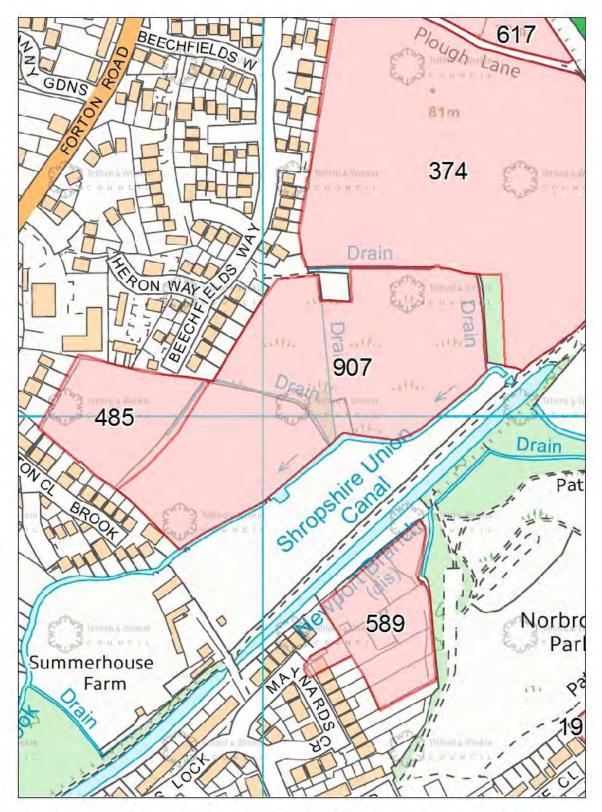
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| Site Ref | 907 | Site Name | Land to Rear of Beechfields Way, Newport |
|-----------|-------------|------------|--|
| Site Size | 3.975 Ha | Settlement | Newport |
| PDL | GR | Comment | |

| Suitability for housing | Suitability for housing | | | | | |
|-------------------------|---|--|--|--|--|--|
| Location | The site is within the built up area of Newport | | | | | |
| Policy | Green Network | | | | | |
| considerations | | | | | | |
| Physical constraints | | | | | | |
| Potential Impacts | | | | | | |
| Amenity impacts | | | | | | |
| Overall Suitability | As a green network site within the urban area, the site is not considered as suitable | | | | | |
| Suitability | Unsuitable | | | | | |

| Availability | |
|---------------|--|
| | |
| Availability | |
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| Achievability | |
| | |
| Achievability | |
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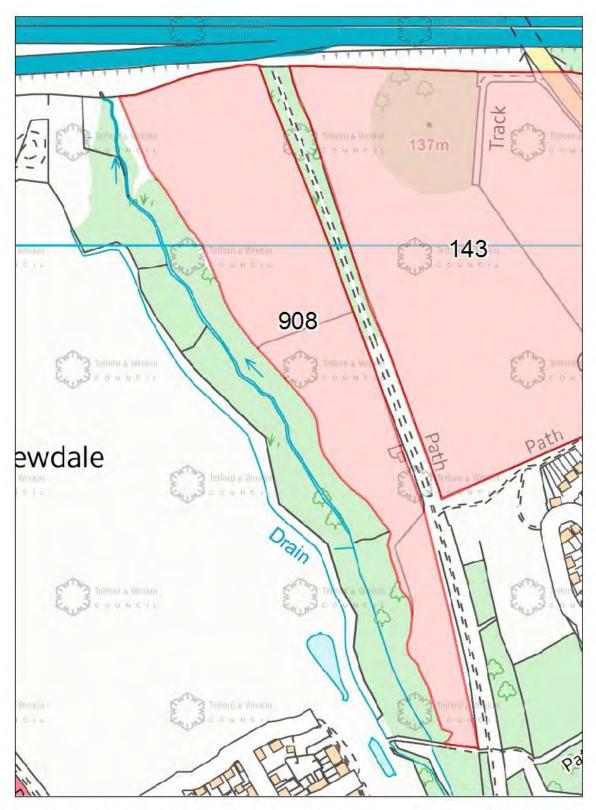
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|---------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



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| Site Ref | 908 | Site Name | Land north of Synders Way, Lawley |
|-----------|---------|------------|--|
| Site Size | 4.497Ha | Settlement | Telford |
| PDL | GR | Comment | Site forms part of wider area with permission under application TWC/2015/0233 (561 dwellings) – reserved matters for Lawley Phase 8. |

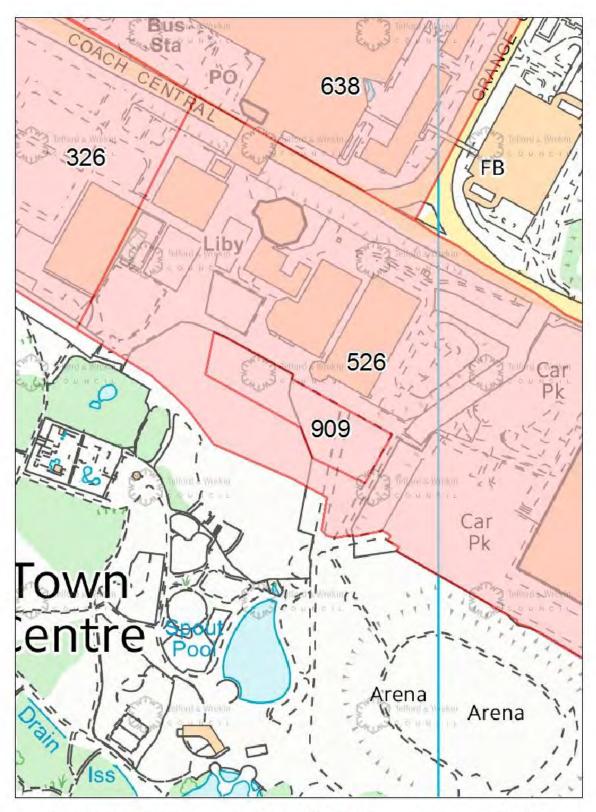
| Suitability for h | nousing | | | | |
|-------------------|----------------|---------------|------------|------------|--|
| Location | | | | | |
| Policy | | | | | |
| considerations | | | | | |
| Physical constr | aints | | | | |
| Potential Impa | cts | | | | |
| Amenity impac | cts | | | | |
| Overall Suitabi | lity | | | | |
| Suitability | | | | | |
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| Availability | | | | | |
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| Availability | | | | | |
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| Achievability | | | | | |
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| Achievability | | | | | |
| | | | | | |
| | | | | | |
| Estimated site | density and ti | | elivery | | |
| Developable | | Net site area | | | |
| area (%) | | | | | |
| Density(dph) | | | | | |
| Timeframe | 0-5 years | | 6-10 years | 11 years + | |
| (dwellings) | | | | | |
| Comment | | | | | |



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| Site Ref | 909 | Site Name | Southwater |
|-----------|---------|------------|--|
| Site Size | 0.544Ha | Settlement | Telford |
| PDL | BR | Comment | The site is covered by previous applications for the recent Southwater development. (original outline permission W2009/0914) |

| Suitability for | housing | | | | | | |
|------------------|----------------|----------------|----------|-----|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | 5 | | | | | | |
| Physical const | raints | | | | | | |
| Potential Impa | acts | | | | | | |
| Amenity impa | | | | | | | |
| Overall Suitab | ility | | | | | | |
| Suitability Sco | re | | | | | | |
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| | | | | | | | |
| Availability | | | | | | | |
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| Availability Sco | ore | | | | | | |
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| Achievability | | | | | | | |
| | - | | | | | | |
| Achievability : | Score | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 yea | ars | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



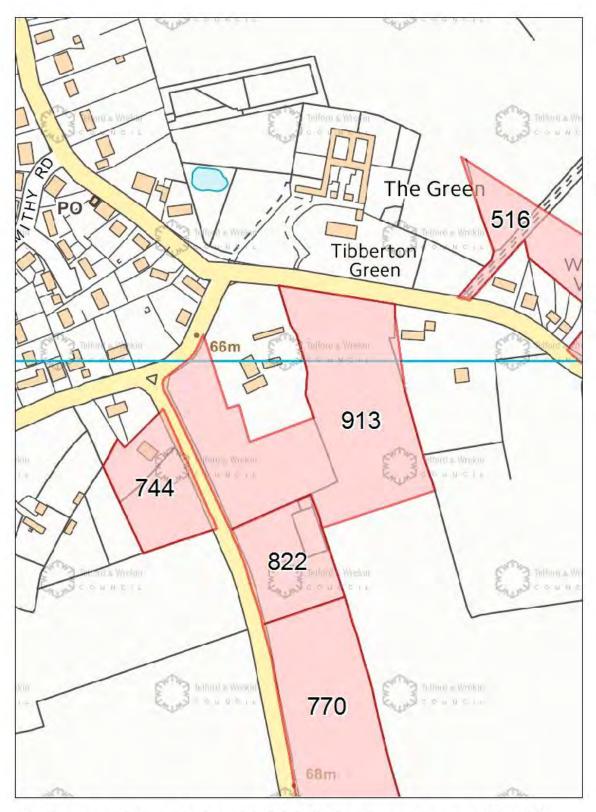
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| Site Ref | 913 | Site Name | Land adjacent, 12 Tibberton |
|-----------|---------|------------|---|
| Site Size | 2.731Ha | Settlement | Rural settlement (part); open countryside (part) |
| PDL | GR | Comment | Previous application (TWC/2016/0236) for up to 60 homes was refused and dismissed at appeal. Site has subsequently received permission for two houses on the northern frontage (TWC/2016/0150). The following assessment considers the suitability of the whole of the site |

| Suitability for housing | | | | |
|-------------------------|---|--|--|--|
| Location | Open countryside | | | |
| Policy | Open countryside | | | |
| considerations | | | | |
| Physical constraints | | | | |
| Potential Impacts | The site is adjacent to two listed buildings. | | | |
| Amenity impacts | | | | |
| Overall Suitability | On the edge of a rural settlement, expanding into the open countryside, the site is not considered suitable for development. Any potential development would need to be designed to take into account of the Conservation Area and adjacent Listed Buildings. | | | |
| Suitability Score | Unsuitable | | | |

| Availability | |
|----------------------|--|
| | |
| Availability Score | |
| | |
| A alaine a lailite . | |
| Achievability | |
| | |
| Achievability Score | |

| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | | | | | |



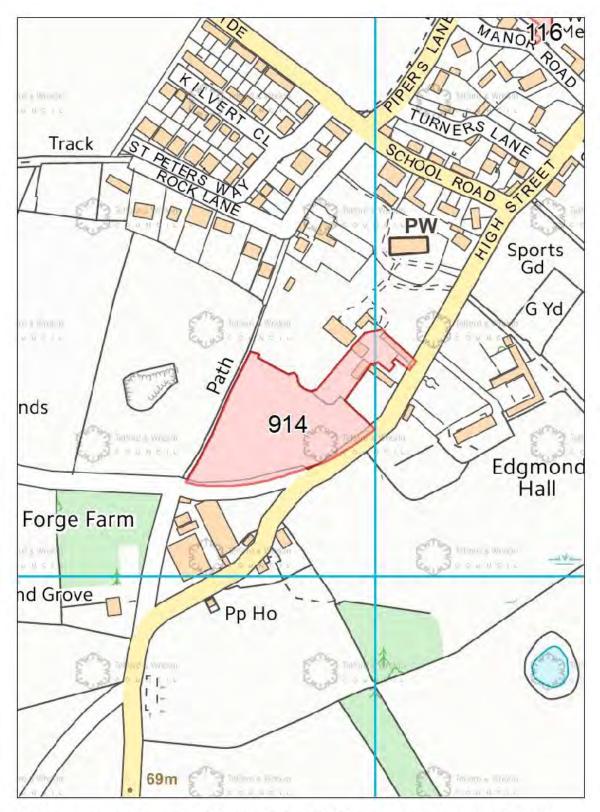
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| Site Ref | 914 | Site Name | Land at Provost Mews, High Street, Edgmond |
|-----------|---------|------------|--|
| Site Size | 1.246Ha | Settlement | Open countryside |
| PDL | GR | Comment | A previous application for residential development on the site was refused (TWC/2014/1132) The site is beyond the edge of a suitable rural settlement. |

| Suitability for housing | |
|-------------------------|---|
| Location | Open countryside |
| Policy | Open Countryside, Mineral Safeguarding Area; part of the site is in a |
| considerations | conservation area |
| Physical constraints | |
| Potential Impacts | The site has a number of adjacent listed buildings |
| Amenity impacts | |
| Overall Suitability | On the edge of a rural settlement, expanding into the open countryside, the site is not considered suitable for development. Any potential development would need to be designed to take into account of the Conservation Area and adjacent Listed Buildings. |
| Suitability Score | Unsuitable |

| Availability | |
|---------------------|--|
| | |
| Availability Score | |
| | |
| | |
| Achievability | |
| | |
| Achievability Score | |

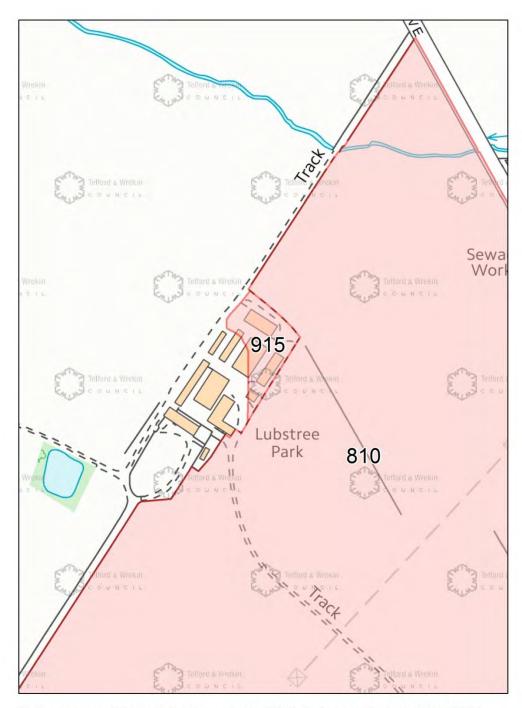
| Estimated site density and timeframe for delivery | | | | | | | | |
|---|-----------|---------------|--------|------|--|--|------------|--|
| Developable | | Net site area | | | | | | |
| area (%) | | | | | | | | |
| Density(dph) | | | | | | | | |
| Timeframe | 0-5 years | | 6-10 y | ears | | | 11 years + | |
| (dwellings) | | | | | | | | |
| Comment | | | | • | | | _ | |



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| Site Ref | 915 | Site Name | Lubstree Park, Humbers |
|-----------|-------------|------------|---|
| Site Size | 0.424 Ha | Settlement | Open countryside |
| PDL | GR | Comment | Size of site below the threshold of 0.5Ha and has therefore not been assessed further |

| Suitability for h | ousing | | | | | | |
|-------------------|----------------|----------------|---------|------|--|------------|--|
| Location | | | | | | | |
| Policy | | | | | | | |
| considerations | | | | | | | |
| Physical constra | aints | | | | | | |
| Potential Impac | cts | | | | | | |
| Amenity impac | ts | | | | | | |
| Overall Suitabil | ity | | | | | | |
| Suitability Score | e | | | | | | |
| | | | | | | | |
| - | | | | | | | |
| Availability | | | | | | | |
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| Availability Sco | re | | | | | | |
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| | | | | | | | |
| Achievability | | | | | | | |
| | | | | | | | |
| Achievability S | core | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Estimated site | density and ti | meframe for de | elivery | | | | |
| Developable | | Net site area | | | | | |
| area (%) | | | | | | | |
| Density(dph) | | | | | | | |
| Timeframe | 0-5 years | | 6-10 ye | ears | | 11 years + | |
| (dwellings) | | | | | | | |
| Comment | | | | | | | |



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